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WARRANTY DEED

95685398

The Grantor, CHRYSALIS L.L.C., an Illinois limited liability company, with its principal place of business located in the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS

to: **Marianne Murphy**
3270 North Lakeshore Drive, Unit 9D, Chicago, Illinois 60657

the following described Real Estate situated in the County of Cook County, in the State of Illinois, to wit:

Unit Number 4609-2nd Floor in Magnolia Terrace Condominiums as delineated on a survey of the following described real estate:

Lot 31 in Sheridan Drive Subdivision, being a subdivision of the North 3/4 of the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14, East of the third principal meridian, together with that part of the West 1/2 of said Northwest 1/4 which lies North of the South 800 feet thereof and East of Orientway Road according to the Plat thereof Recorded April 17, 1991 as document 1431831; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 95493629 together with its undivided percentage interest in the common elements in Cook County, Illinois.

The (exclusive) right to use of Garage No. 5, and a Storage Space, limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as document 95493629.

Grantor also hereby grants to the Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

There are no rights of first refusal; the real estate is vacant.

Unit No.: 4609-2nd Floor

Garage Space No., if any: No. 5

Storage Space No.: 4609-2nd Floor, 23

Permanent Real Estate Index Number: 14-17-111-009-0000

Address of Real Estate: 4609 North Magnolia, Chicago, Illinois 60640

Subject only to: (A) current real estate taxes and real estate taxes for subsequent years not yet due; (B) covenants, conditions and restrictions of record which do not render the Unit unusable as a residence; (C) the plat of record; (D) the Condominium Declarations ("Declarations") and all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the records of said Declaration were recited and stipulated at length herein; (E) public, private and utility easements of record (including those provided for in any plat of subdivision of the Property which may hereafter be recorded); (F) applicable zoning, planned unit developments and building laws and ordinances; (G) rights of the public, the municipality and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water retention basins, if any, located in or serving the Property; (H) roads and highways, if any; (I) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller may so remove at that time by using the funds to be paid upon delivery of the Deed; (J) matters over which the Title Insurer (defined below) is willing to insure without cost to Purchaser and which do not render the Unit unusable as a residence; (K) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (L) party walls and party wall agreements, if any; (M) Purchaser's mortgage, if any; (N) insurable encroachments, if any; (O) limitations and conditions imposed by the Act or the Code; and (P) if more than one (1) person purchases the Unit, then to the Unit shall be conveyed to such persons as joint tenants with right of survivorship and not as tenants in common, unless Purchaser shall otherwise direct Seller in writing within thirty (30) days after the Effective Date, but prior to Closing. If Purchaser intends to hold title to the Unit in an Illinois land trust or other title holding entity, Purchaser shall so notify Seller in writing within thirty (30) days after

DONE AT CUSTOMER'S REQUEST

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the Effective Date, but prior to Closing, identifying such entity to Seller's reasonable satisfaction hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 22 day of SEPTEMBER 1998

CHRYSALIS L.L.C., an Illinois limited liability company

By: THE 5TH STREET COMPANY d/b/a GALLAGHER DEVELOPMENT AND REALTY, INC., Member

By: A. Jay Gallagher
A. Jay Gallagher, President

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that A. Jay Gallagher

Impress Seal Here

personally known to me to be the President of The 5th Street Company d/b/a Gallagher Development & Realty Inc., a Member of Chrysalis L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument pursuant to the authority given by said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of SEPTEMBER, 1998.

Commission expires 9/12, 1998



This instrument was prepared by: Levin & Ginsburg Ltd., 180 N. LaSalle, Suite 2210, Chicago, Illinois 60601

Mall To:
Thomas C. O'Brien
O'Brien & Barbaben
151 North Michigan Avenue
Suite 816
Chicago, Illinois 60601

Send subsequent tax bills to:
Marianne Murphy
4609 North Magnolia
4609-2nd Floor
Chicago, Illinois 60640

BOX 333-CTI

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RECORDS

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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REAL ESTATE
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Clerk's Office

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