

# UNOFFICIAL COPY

## WARRANTY DEED STATUTORY (ILLINOIS) (CORPORATION TO INDIVIDUAL)

*2004-11-28 MTL*

95833174

THE GRANTOR, LAB-TOWNHOMES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO:

Charles Squire, individually, 2455 N. Seminary Chicago, IL

- . DEPT-01 RECORDING \$23.50
- . T#0003 TRAN 8927 12/01/95 15:29:00
- . #5785 + LM \*-95-833174
- . COOK COUNTY RECORDER

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):  
14-20-320-034 14-20-320-043 14-20-320-044

Address of Real Estate: 1522 W. School Chicago, Illinois # 1522-C (above space for recorder only)

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Ronald B. Shipka, Sr., Manager of LAB-Townhomes, L.L.C., a Delaware Limited Liability Company, this 28th day of November 1995.

LAB-Townhomes, L.L.C.  
a Delaware Limited Liability Company

By: LAB Townhomes, L.L.C.

BY:   
Ronald B. Shipka, Sr., Its Manager

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Sr. personally known to me to be the Manager of LAB-Townhomes, L.L.C. 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 as such Manager, he signed and delivered the said instrument pursuant to authority given by the Board of Managers of said Company, as his free and voluntary act and deed of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 28th day of November, 1995.

*Carla M. Gulisano*  
Notary Public  
"OFFICIAL SEAL"  
Carla M. Gulisano  
Notary Public, State of Illinois  
My Commission Expires 1/28/97

my commission expires \_\_\_\_\_

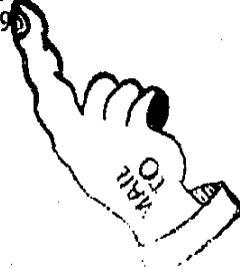
This Instrument Prepared by Michael Brown, 2950 N. Lincoln Ave, Chicago, IL.

Mail to:

John Clery  
1901 Roselle Rd #1010  
Schaumburg, IL 60190

send subsequent tax bills to:

CHARLES SQUIRE  
1522 W. SCHOOL ST. C  
CHICAGO IL 60657



23.50

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Property of Cook County

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
DEC-1995  
212.00

REAL ESTATE TRANSACTION TAX  
Cook County  
108.00  
REVENUE STAMP DEC-1995

CLERK'S Office  
1995.00  
1995.00

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## LEGAL DESCRIPTION

UNIT 1522-C IN THE HENDERSON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 5.00 FEET OF LOT 35, ALL OF LOTS 36 AND 37, THE WEST 9 FEET OF LOT 38, THE SOUTH HALF OF LOTS 9 TO 15, BOTH INCLUSIVE, AND THE SOUTH HALF OF THE EAST HALF OF LOT 16, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

ALL THAT PART OF THE EAST AND WEST 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 18, BOTH INCLUSIVE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 29 TO 38, BOTH INCLUSIVE, LYING EAST OF AND ADJOINING THE WEST LINE OF THE EAST HALF OF LOT 16 PRODUCED SOUTH 16 FEET, AND LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 9 FEET OF LOT 38 PRODUCED NORTH 16 FEET, IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95491093, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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."

"THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

PROPERTY ADDRESS:  
1522 W. SCHOOL  
CHICAGO, ILLINOIS

PIN# 14-20-320-034-0000      14-20-320-043-0000      14-20-320-044-0000

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