

UNOFFICIAL COPY

96608715

DEPT-01 RECORDING \$25.00
 T#0012 TRAN 1655 08/08/96 15:09:00
 #5382 + CG #--96-608715
 COOK COUNTY RECORDER

WARRANTY DEED

THE GRANTOR, CHRYSALIS, L.L.C., a limited liability company organized under the laws of the State of Illinois, for the consideration of Ten and 00/100 dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MICHAEL KELLY and DANA DENKINGER, as joint tenants and not as tenants in common, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

(See Reverse)

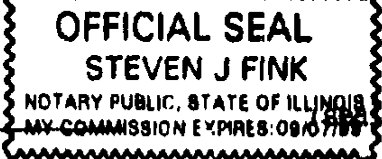
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12th day of July, 1996

Ann M. Tire
 CHRYSALIS, L.L.C. by its authorized member, A. JAY GALLAGHER *Ann M. Tire*

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that A. JAY GALLAGHER, authorized member of CHRYSALIS, L.L.C., an Illinois limited liability company, 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 as his free and voluntary act, individually and such authorized member, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 12th day of July, 1996



Notary Public

BOX 333-CTI

STEVEN J. FINK & ASSOCIATES, P.C. • 343 SOUTH DEARBORN STREET, SUITE 1816 • CHICAGO, IL 60604 • (312) 986-5000

JAI 7618949 F1 1993

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258602
RR. 10000
AUG - 0'98
DEPT. OF REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
156.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
AUG - 0'98
P. 11107
78.25

96608715

049814
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
AUG - 0'98
P. 11107
900.00

049815
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
AUG - 0'98
P. 11107
273.75

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LEGAL DESCRIPTION

PARCEL 1: UNIT 4003-1 IN KENMORE MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 1 TO 3 IN COLLINS AND MORRIS SUBDIVISION OF LOTS 18 AND 21 IN BLOCK 6 IN INGLEHART'S SUBDIVISION OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 4 (EXCEPT THE WEST 50 FEET THEREOF) IN PEET'S SUBDIVISION OF LOT 24 IN SUBDIVISION OF THE WEST 205 FEET OF LOTS 18 AND 21 IN BLOCK 6 IN INGLEHART'S SUBDIVISION OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96078813 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS,

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96078813.

P.I.N. 14-17-404-031, 14-17-404-032, 14-17-404-033, 14-17-401-043
Commonly known as: Unit 1, 4003 N. Kenmore, Chicago, IL 60613

THE TENANT OF THE UNIT HAS NO RIGHT OF FIRST REFUSAL

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, 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.

This 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.

Prepared by: Steven J. Fink & Associates, 343 S. Dearborn, Suite 1816,
Chicago, IL 60604

Mail to: MICHAEL P. KELLY & JANA DENKINGER
4003 N. KENMORE, CHICAGO, IL 60613

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