

# UNOFFICIAL COPY

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## WARRANTY DEED CORPORATION GRANTOR

The Grantor, PATRICK HENEGHAN BUILDERS, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to LAMONT J. LEE AND JEANINE M. McGRATTY-LEE 1730 N. Clark, Chicago, IL 60614, County of Cook, State of Illinois, not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of Cook and State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 4th day of September, 1996.

Permanent Real Estate Index Number: 14-20-416-030

Commonly Known As: 3328 N. Kenmore, Unit 2, Chicago, IL 60657

2008033  
MERCURY TITLE COMPANY, LLC. - U  
1463 1/88

PATRICK HENEGHAN BUILDERS, INC.,  
an Illinois corporation

By:

*Patrick Heneghan*  
PATRICK HENEGHAN, President

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Property of Cook County Clerk's Office

★ ★ ★ ★  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT OF REVENUE AUG 15 1988  
PR 11153  
825.00

★ ★ ★ ★  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT OF REVENUE AUG 15 1988  
PR 11153  
625.00

STATE OF ILLINOIS  
DEPT OF REVENUE  
AUG 15 1988  
PR 11153  
625.00

100-121030

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This Instrument Prepared By: HAL A. LIPSHUTZ  
1120 W. Belmont Ave.  
Chicago, IL 60657-3313

Send subsequent tax bills to: LAMONT J. LEE  
3328 N. KENMORE, UNIT 2  
CHICAGO, IL 60657

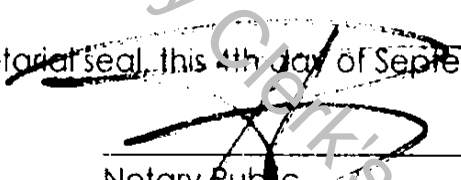
MAIL TO: WILLIAM HANLEY  
2000 N. HALSTED, #200  
CHICAGO, IL 60614



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 PATRICK HENEGHAN, President of HENEGHAN BUILDERS, INC., an Illinois corporation, personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 4th day of September, 1996.

  
\_\_\_\_\_  
Notary Public

My commission expires:  
\_\_\_\_\_

"OFFICIAL SEAL"  
HAL A. LIPSHUTZ  
Notary Public, State of Illinois  
My Commission Expires May 27, 1997

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## LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1:

UNIT 2 IN THE 3328 N. KENMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 36 IN BLOCK 3 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 96661846, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96661846

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

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

GRANTOR CERTIFIES THAT NO NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

SUBJECT ONLY TO (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) APPLICABLE ZONING, BUILDING LAWS AND ORDINANCES; (C) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE ACT; (D) THE LIMITATIONS AND CONDITIONS IMPOSED BY THE MUNICIPAL CODE OF CHICAGO; (E) THE CONDOMINIUM DOCUMENTS INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (F) COVENANTS, CONDITIONS, DECLARATIONS, RESTRICTIONS AND BUILDING LINES OF RECORD; (G) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (H) ENCROACHMENTS, IF ANY, AS SHOWN ON THE PLAT OF SURVEY TO BE ATTACHED AS EXHIBIT 'D' TO THE DECLARATION; (I) PUBLIC UTILITY EASEMENTS; (J) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; (K) PRIVATE EASEMENTS; AND (L) MATTERS OVER WHICH THE TITLE COMPANY HAS AGREED TO INSURE.

PIN: 14-20-416-030

COMMONLY KNOWN AS: 3328 N. KENMORE, UNIT 2, CHICAGO, IL 60657

96661846

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