

# UNOFFICIAL COPY

96226628

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

*(Handwritten signature)*

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:

David Wierman and April Beverly, not as tenants in common, but as joint tenants with right of survivorship 412 N. Des Plaines 2nd Floor Chicago, IL

DEPT-01 RECORDING \$25.50  
T#0011 TRAN 0899 03/23/96 15:00:00  
#6408 + RV # -96--226628  
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: 1542 W. School Chicago, Illinois # 1542-D (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 21st day of March 1996.

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

By LAB-Townhomes, L.L.C.

BY: *(Signature)*  
Ronald B. Shipka, Sr., Its Manager

CITY OF CHICAGO  
REAL ESTATE TRANSACTIONS  
DEPT OF REVENUE  
\$152.50  
0000

96226628

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 purposes therein set forth.

Given under my hand and official seal, this 21st day of March, 1996.

*(Signature)*  
Notary Public

my commission expires

This Instrument Prepared by Michael Brown, 2950 N. Lincoln Ave, Chicago, IL  
Mail to  
Michael Sayre  
6 West Hubbard #800  
Chicago, IL 60610

send subsequent tax bills to  
1542 W School  
Chicago, IL

*(Handwritten signature)*

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Property of Cook County Clerk's Office

829 32294

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 1542-D IN THE HENDERSON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 1/2 OF LOTS 29 TO 34, BOTH INCLUSIVE, AND THE SOUTH 1/2 OF LOT 35 (EXCEPT THE EAST 5 FEET THEREOF) 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, IN COOK COUNTY, ILLINOIS.

ALSO

ALL THAT PART OF THE EAST 1/2 OF THE NORTH AND SOUTH VACATED ALLEY IN BLOCK 1 OF SICKEL AND HUFMEYER'S SUBDIVISION LYING EAST OF AND ADJACENT TO LOTS 19 THROUGH 25 IN SAID BLOCK 1, AND LYING SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF LOT 29 IN SAID BLOCK 1, ALL IN 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, 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 LENGTH HEREIN."

PROPERTY ADDRESS:  
1542 W. SCHOOL  
CHICAGO, ILLINOIS

PIN# 14-20-320-034-0000

14-20-320-043 0000

14-20-320-044-0000

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