

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, Kilkerrin Properties, L.L.C., created & existing under & by virtue of the laws of the State of Illinois and duly authorized to conduct business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) & other other good & valuable consideration, receipt of which is hereby acknowledged, and pursuant to authority given by the Members to the Manager of the Limited Liability Company,

97217030

DEPT-01 RECORDING \$23.00  
 170012 TRAN 4454 03/31/97 10:04:00  
 48439 4 ER \*-97-217030  
 COOK COUNTY RECORDER

CONVEYS AND WARRANTS to: LINDA M. BACHE, a single person, of 4229 N. Kenmore, #38, Chicago, Il. 60613, the following described Real Estate situated in County of Cook, State of Illinois, to wit:

Parcel 1: Unit #2749-1 in Giddings Landing Condominium as delineated on a survey of the following described real estate:

Lots 17 and 18 in Block 26 in Ravenswood Gardens, a subdivision of that part of the west 1/2 of the North East 1/4 and the East 1/2 of the North West 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, lying North East of the Sanitary District right of way (Except the right of way of the Northwestern Elevated Railroad) in Cook County, Il..

Parcel 2: The exclusive right to the use of G-2, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid recorded as document #97116785

Unit 2749-1 Tenant has waived right of first refusal to Unit 2749-1.

Grantor also hereby grants to the Grantee, her 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. 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; general taxes not yet due and payable, public utility easements; easements, covenants and restrictions and building lines of record as set forth in the Declaration; applicable zoning and building laws or ordinances; provisions of Condominium Property Act of Il.

Property Address: Unit 2749-1, 2749-51 W. Giddings, Chicago, Il. 60625  
 PIN #13-13-201-002-0000:

DATED this 26th day of March, 1997.

Attest: Charlotte Ziporyn  
 Charlotte Ziporyn, Reg Agent.

Kilkerrin Properties, L.L.C.  
 By: Barbara W. Cullen  
 Barbara W. Cullen, Manager

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State of Illinois) )88  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Barbara W. Cullen, personally known to me to be the Manager of Kilkerrin Properties, L.L.C. and Charlotte Ziporyn, personally known to me to be the Registered Agent of said Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager and Agent, they signed and delivered said instrument, pursuant to authority given by the Members of the Limited Liability Company, as their free and voluntary acts, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes set forth therein.

Given under my hand and seal this 26th day of March, 1997.

*Rolando Santiago*  
NOTARY PUBLIC  
"OFFICIAL SEAL"  
ROLANDO SANTIAGO  
Notary Public, State of Illinois  
Commission Expires 03/16/01

This instrument was prepared by: Charlotte Ziporyn, 1324 W. Albion, 1E, Chicago, Il. 60626  
773-743-3785

MAIL TO:

*Margaret Pyne*  
*attorney*  
*4669 N. Manor*  
*Chicago IL 60625*

SEND SUBSEQUENT TAX BILLS TO:

*Linda M. Bach*  
Unit 1E at 2749 W.  
Giddings,  
Chicago, Il. 60625

STATE OF ILLINOIS  
DEPT. OF REVENUE  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAR 28 97  
\$67.00  
Cook County  
REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO  
DEPT. OF REVENUE  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAR 28 97  
\$502.50

CITY OF CHICAGO  
DEPT. OF REVENUE  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP MAR 28 97  
\$502.50

BOX 333-CT1