

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Kilkerrin Properties, L.L.C.

97217032

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 good & valuable consideration, receipt of which is hereby acknowledged, and pursuant to authority given by the Members to the Manager of the Limited Liability Co.,

DEPT-01 RECORDING \$23.00
T#0012 TRAN 4454 03/31/97 10:05:00
48441 ER *-97-217032
COOK COUNTY RECORDER

CONVEYS AND WARRANTS to: ROB M. MILBURN & AMY C. MORTON, 1438 W. Summerdale, Chicago, Il. 60640, husband and wife, not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in County of Cook, State of Illinois, to wit:

Parcel 1: Unit #2751-3 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-1, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid recorded as document #97116785

TO HAVE AND TO HOLD said Premises, as husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety forever.

Unit 2751-3 Tenant has waived right of first refusal to Unit 2751-3.

Grantor also hereby grants to the Grantees, their 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: #2751-3 at 2749-51 W. Giddings, Chicago, Il. 60645
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)

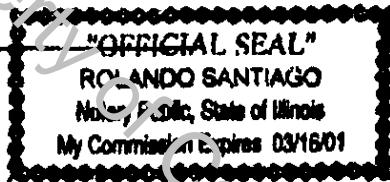
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County of Cook)

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.

[Signature]
NOTARY PUBLIC



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

MAIL TO: Stephen E. Vargo SEND SUBSEQUENT TAX BILLS TO:
77 W. Washington St. Rob Milburn & Amy Morten
Chicago, Il. 60602 Unit 2751-3 at 2749-51 W.
Giddings,
Chicago, Il. 60625

STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
Cook County
\$ 78.50

STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
\$ 147.00

CITY OF CHICAGO
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
\$ 51.25

CITY OF CHICAGO
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
\$ 51.25

BOX 333-CTT