

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

97238120

GRANTOR(S)
EMMALEX, L.L.C., an
Illinois limited liability company,
created and existing by
virtue of the laws of the State of
Illinois for and in consideration of
Ten Dollars (\$10.00) and other
good and valuable consideration in
hand paid, CONVEY(S) and
WARRANTY(S) to the grantee(s),
CARLOS HERNANDEZ AND
YOLANDA M. VALENCIANO
6300 N. Sheridan, #403
Chicago, IL 60660

DEPT-01 RECORDING \$23.50
T#0014 TRAN 1690 04/07/97 14:54:00
#4540 : JW *-97-238420
COOK COUNTY RECORDER

(The Above Space for Recorder's Use)

to have and to hold in Joint Tenancy, the following described real estate, situated in the County of Cook,
in the State of Illinois, to wit:

See Exhibit A Attached hereto and made a part hereof.

Dated this 26 day of March, 1997.

EMMALEX, L.L.C.

Michael Loyfman
MICHAEL LOYFMAN

Alex Loyfman
ALEX LOYFMAN

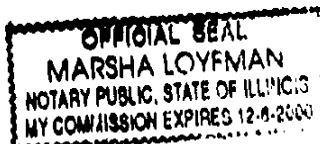
Permanent Real Estate Index Number(s): 14-05-209-017; 14-05-209-018
Address(es) of Real Estate: # 10C & PA-29, 6150 N. Kenmore, Chicago, Illinois 60660

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

97238120

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY
CERTIFY that MICHAEL LOYFMAN AND ALEX LOYFMAN, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and
voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of
homestead.

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



Marsha Loyfman
NOTARY PUBLIC

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illinois 60606

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Property of Cook County Clerk's Office

97228920

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EXHIBIT A

Unit 10C and Parking Unit PA-29, in Brandon Shores Condominium of Lots 5 and 6 in Block 11 in Cochran's Second Addition to Edgewater in the East Fractional 1/2 of Section 5, Township 40 North, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded February 3, 1997 as document number 97074410 together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration

The tenant of Unit 10C has waived or has failed to exercise the 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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration; and
9. Acts done or suffered by the Purchaser.

Mail to:
Maureen ~~CAIN~~ *CAIN*
205 W. Randolph #2010
Chicago, IL 60606

Sent Subsequent Tax Bills to:

97228420

100105
CITY OF CHICAGO
REAL ESTATE TRANSACTIONS
45379