

UNOFFICIAL COPY

WARRANTY DEED

98428990

GRANTOR, KENWOOD CROSSING, L.L.C., an Illinois limited liability company, for and in consideration of TEN & NO HUNDREDTHS DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, and pursuant to authority given to the Manager by the Operating Agreement of said corporation, CONVEY(S) and WARRANT(S) to Gary R. Rownd and Jennifer G. Rownd (Grantee(s)), husband and wife, of 620 S. Gables, in Wheaton, Illinois, not as tenants in common nor as joint tenants but as tenants by the entirety, the following described real estate in the County of Cook and State of Illinois, to wit:

See attached legal description

Subject only to (a) general real estate taxes not due and payable at the time of Closing; (b) use and occupancy restrictions and building lines of record; (c) applicable zoning and building laws and ordinances; (d) easement, party walls, party wall rights agreements, if any; and (e) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s), and other matters of record; (f) Declaration of Covenants, Conditions, Easements and Restrictions for Kenwood Crossing; (g) terms, provisions and conditions of Declaration by and between Kenwood Crossing L.L.C. and the City of Chicago.

Date of Deed: May 1, 1998.

Property Address: 1323 E. 61st Street, CHICAGO, IL 60637

Permanent Real Estate Index No: 20-14-408-032

To have and to hold the said premises with the appurtenances, and for uses and purposes, herein set forth.

DEPT-01 RECORDING \$27.00
 140009 TRAN 2529 05/12/98 09:29:00
 0254 REC * - 98 - 428990
 COOK COUNTY RECORDER

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BOX 333-CT1

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 98041083
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Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee(s) and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantor has caused this deed to be executed by the Manager of the limited liability company through D. Lyneir Richardson, the President of LakeShore Development & Construction Company, Manager of LakeShore-Woodlawn, L.L.C., Manager of Kenwood Crossing, L.L.C. and attested by D. Lyneir Richardson, the Secretary of LakeShore Development & Construction Company, on the day and year first above written.

KENWOOD CROSSING, L.L.C., an Illinois limited liability company

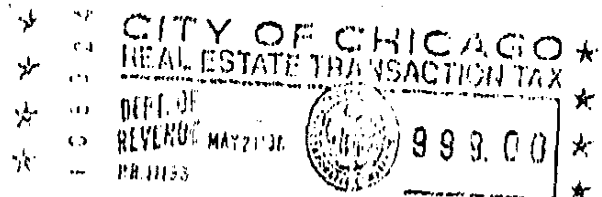
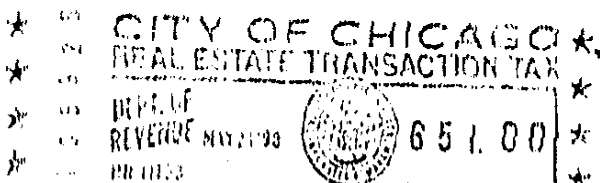
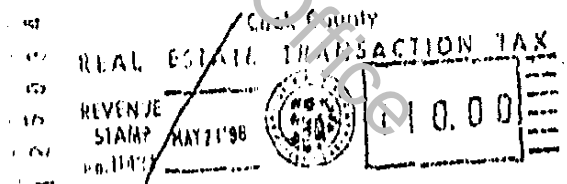
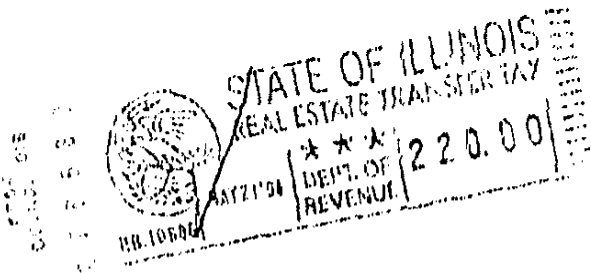
BY LakeShore-Woodlawn, L.L.C., an Illinois limited liability company

ITS: Manager

By:


D. Lyneir Richardson

Its: President of LakeShore Development & Construction Company, Manager of LakeShore-Woodlawn, L.L.C.



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that D. Lyncir Richardson, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that he signed, sealed and delivered the said instrument, pursuant to authority given to the Manager of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 1 day of May 1998.

Tiffany L Anderson [SEAL]
Notary Public

My commission expires 07/17/2000



MAIL TO:

MaryAnn McLenahan
Name

309 Kesperville Rd.
Address

Wheaton, IL 60157
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:

Paul & Jennifer Rowal
Name

1323 E. 61st St.
Address

Chicago, IL 60631
City, State and Zip

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EXHIBIT "A"

LEGAL DESCRIPTION RIDER

THE WEST 33.20 FEET OF THE EAST 132.80 FEET OF LOTS 1 AND 2
(EXCEPT THE SOUTH 16.0 FEET THEREOF) IN BLOCK 2 IN O.R. KEITHS'S
SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION
14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-14-408-032

Property Address: 1323 East 61st Street, Chicago

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