

**WARRANTY DEED**

**CORPORATION GRANTOR**

2015986MTCI.aSalle 10/2

The Grantor, R & R DEVELOPERS, INC., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois,

for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to BRIAN GEHLBACH AND KRISTA JOHNSON of 1218 E. Melrose, #2, Chicago, State of Illinois, not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of Cook and State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED**

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 10<sup>th</sup> day of July, 1998.

PIN: 14-29-202-022

COMMONLY KNOWN AS: 3144 N. KENMORE, UNIT 3, CHICAGO, IL 60657

R & R DEVELOPERS, INC.,  
an Illinois corporation

By:

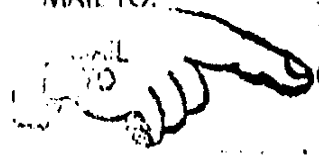
  
THOMAS ROMANO, President

This Instrument Prepared By:

HAL A. LIPSHUTZ  
1120 W. Belmont Ave.  
Chicago, IL 60657-3313

Send subsequent tax bills to: Bruce Gehlbach  
3144 N. Kenmore, Unit 3  
Chicago, IL 60657

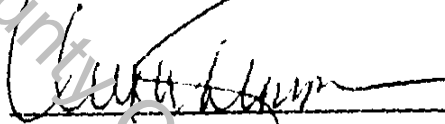
MAIL TO: Scott Hodes  
180 N. LaSalle Street, 1916 #  
Chicago, IL 60601



STATE OF ILLINOIS )  
  ) SS:  
COUNTY OF COOK )

I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that THOMAS ROMANO, PRESIDENT OF R & R DEVELOPERS, INC., an Illinois corporation, 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 he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 10<sup>th</sup> day of July, 1998.

  
\_\_\_\_\_  
Notary Public

My commission expires:

OFFICIAL SEAL  
ALEX G. SALOMON

NOTARY PUBLIC STATE OF ILLINOIS  
COMMISSION EXPIRES 03-24-00

0542.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUL 17 1998 DEPT. OF REVENUE 298.00  
RB 10780

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

JUL 17 1998  
1 49 50



1 49 50

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1: UNIT 3 IN THE 3144 N. KENMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 12 IN H. GILL'S SUBDIVISION OF BLOCK 2 OF OUT LOT 2 AND 3 IN CANAL TRUSTEES SUBDIVISION OF EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 98591437, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98591437.

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.

THIS 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 AT LENGTH HEREIN.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THIS REAL PROPERTY WAS IMPROVED WITH NEWLY CONSTRUCTED BUILDINGS.

PIN: 14-29-202-022

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