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1998-09-10 12:59:33

WARRANTY DEED

THIS AGREEMENT, made this 12th day of August, 1998, between BELMONT-LAKEWOOD, L.L.C., a Illinois Limited Liability Company, 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, Grantor, and JEFFREY H KANE and MELISSA E. KANE, his wife, as Tenants by the Entirety, of Chicago, Illinois, Grantees, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, and to the Grantees' heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HEREIN AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise pertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, the Grantees' heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, and the Grantees' heirs and 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 law fully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

BELMONT LAKEWOOD, L.L.C.,
an Illinois Limited Liability Company

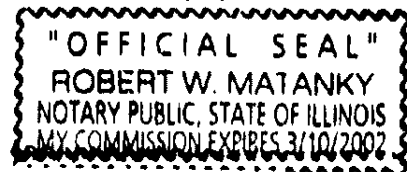
By: [Signature]
Member

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that BARRY B. KREISLER is personally known to me to be a Member of BELMONT-LAKEWOOD, L.L.C., an Illinois Limited Liability Company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Members of said company as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.

Given under my hand and notarial seal this 12th day of August, 1998.

Robert W. Matanky
Notary Public



This instrument prepared by: Robert W. Matanky, Esq., Kreisler and Matanky, 1332 N. Halsted St., Ste. 300, Chicago, IL 60622

After recording, return to: Alan Blum 180 N. LaSalle, Suite 2400 Chicago IL 60601

Mail tax bills to: Jeffrey Kane 1328 W. Belmont #2 Chicago IL 60657

BOX 333-CTI

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COOK COUNTY
STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
SEP 8 '08
DEPT OF REVENUE
216.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
109.25

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT OF REVENUE ★
★ SEP 8 '08 ★
★ PB 1153 ★
900.00

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT OF REVENUE ★
★ SEP 8 '08 ★
★ PB 1153 ★
738.75

Property of Cook County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

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PARCEL 1:

UNIT 1328-2 IN 1326-28 BELMONT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20, 21, 22, 23, 24 AND 25 (EXCEPT THE EAST 97.30 FEET OF SAID LOTS) IN BLOCK 4, IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98718510 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE RESTRICTED USE OF THE PARKING SPACE, LIMITED COMMON ELEMENT ASSIGNED TO THE CONDOMINIUM UNIT DESCRIBED IN PARCEL 1, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

commonly known as: Unit 1328-2, 1328 W. Belmont, Chicago, IL 60657

Part of Permanent Index No.: 14-20-330-035-0000 and 14-20-330-036-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, AND 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.

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.

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT.

LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.