

UNOFFICIAL COPY 98843923

1079/0136 49 001 Page 1 of 2
1998-09-22 15:41:04
Cook County Recorder 33.50

WARRANTY DEED
County (ILLINOIS)
(Individual to Individual)

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 WARRANT(S) to the grantee(s),

SIMBRYT WHITTINGTON
3013 200th Place
Lynwood, IL 60411

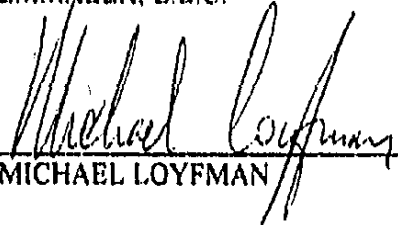
(The Above Space for Recorder's Use)

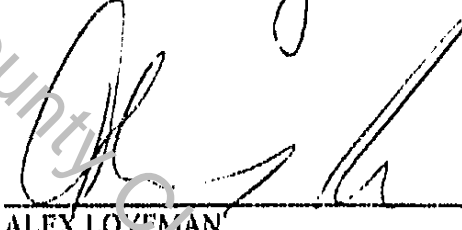
to have and to hold, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Attached hereto and made a part hereof.

Dated this 16 day of July, 1998.

EMMALEX, L.L.C.


MICHAEL LOYFMAN


ALEX LOYFMAN

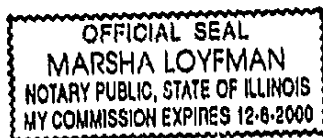
Permanent Real Estate Index Number(s): 14-05-209-017; 14-05-209-018
Address(es) of Real Estate: #15B & PA-33, 6150 N. Kenmore, Chicago, Illinois 60659

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

1st AMERICAN TITLE order # 48835 125
183

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 16 day of July, 1998.




NOTARY PUBLIC

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EXHIBIT A

Unit 15B and Parking Unit PA-33, 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, Range 14, 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 15B has waived or has failed to exercise the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, its 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.

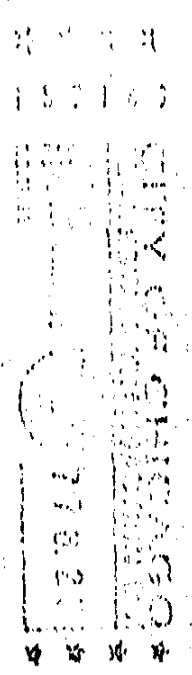
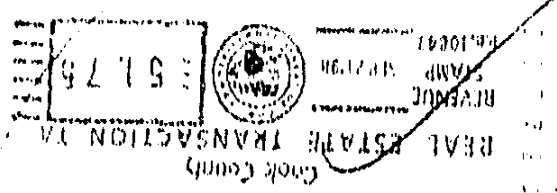
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same though the provisions of said Declaration were recited and stipulated at length herein.

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: Joel S Hyman, 750 W Lake Cook Rd, Ste 445
Buffalo Grove, IL 60089

Sent Subsequent Tax Bills to: Simboy Whittington
6150 N Kenmore, Unit 15B, Chicago, IL 60660



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