

# UNOFFICIAL COPY

98855806

1998 09 24 10520200

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Individual)**

7755171 9807401 2935  
16155LL  
C89

THE GRANTOR

SOUTHPORT DEVELOPMENT  
GROUP, INC., AN ILLINOIS  
CORPORATION

a 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 the sum of TEN (\$10 00)  
DOLLARS, and other good and valuable  
considerations in hand paid, and pursuant  
to authority given by the Board of  
Directors of said corporation, CONVEYS  
and WARRANTS to

*M. Bruggeman*

Todd and Sonja Bruggeman  
3030 N. Sheridan Rd., #207  
Chicago, IL 60657

as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook in State of Illinois, to wit: (See attached legal description.) 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 as husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 14-20-310-017-0000

Address(es) of Real Estate: 3456 N. Janssen #G-1, Chicago, IL 60657

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its \_\_\_\_\_ this 17 day of August, 1998

Southport Development Group, Inc.  
(Name of Corporation)

By \_\_\_\_\_

**BOX 333-CTI**

# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George S. Lucas, Jr. personally known to me to be the Chairman of the Southport Development Group, Inc. corporation, and 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 as such Chairman he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their ~~free and voluntary act and deed~~ of said corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL  
KATHERINE M. STEFFES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/27/2002

Given under my hand and official seal, this 17 day of August 1998

Commission expires 4/27/02

[Signature]  
NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645  
(Name and Address)

Joseph McGish  
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

111 W. Washington, Suite 1425  
Address

Todd and Sonia Bruggeman  
Name

Chicago, IL 60602  
City, State and Zip

3456 N. Janssen #G-1  
Address

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

Chicago, IL 60657  
City, State and Zip

STATE OF ILLINOIS  
COUNTY OF COOK  
NOTARY PUBLIC  
KATHERINE M. STEFFES  
16500

COOK COUNTY  
CLERK'S OFFICE  
RECORDS SECTION  
16500

98855806

# UNOFFICIAL COPY

98855806

UNIT NUMBER G-1 IN THE JANSSEN COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND  
LOTS 45 TO 48 IN BLOCK 7 IN LANE PARK ADDITION TO LAKE VIEW, SAID ADDITION BEING A SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 AND THE NORTH QUARTER OF THE SOUTH 1/2 OF THE SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98562693, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

THE TENANT OF UNIT G-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

THE 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 AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

Subject only to the following, if any: Declaration of Condominium, provisions of the Condominium Property Act of Illinois, general taxes for 1997 and subsequent years, building lines and building and liquor restrictions of record, zoning and building laws and ordinances, private, public and utility easements, public roads and highways, installments due after the date of closing of assessments established pursuant to the Declaration of Condominium, covenants and restrictions of record as to use and occupancy, party wall rights and agreements, the Purchaser's mortgage or trust deed, acts done or suffered by or through the Purchaser