

UNOFFICIAL COPY 98905664

WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

2226/0095 07 001 Page 1 of 3
1998-10-08 14:52:55
Cook County Recorder 25.50



20175810776 1626-1/13

THE GRANTOR, 1801 WINNEMAC, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: Michael P. Honquest and Mary Carol Buhrfiend, of 2901 N. Wolcott, Unit F, Chicago, Illinois, 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 the state of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
14-07-412-004-0000

Address of Real Estate: 1801-11 W. Winnemac, Unit 1807-E, Chicago, Illinois (above space for recorder only)

SUBJECT TO: Covenants, conditions and restriction of record and General Taxes for 1998 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member this 6th day of October, 1998.

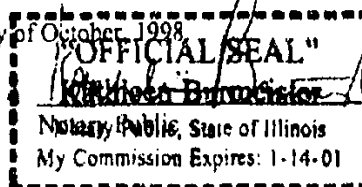
1801 Winnemac, L.L.C., an Illinois Limited Liability Company
BY: Enterprise Winnemac, L.L.C.
Managing Member

BY:
Ronald Shipka, Sr., Managing Member.

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 Ronald Shipka, Sr., Managing Member of Enterprise Winnemac, L.L.C. who his the Managing Member of 1801 Winnemac, L.L.C., 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 6th day of October, 1998.



My commission expires: _____

This Instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.

MAIL TO

MICHAEL P. HONQUEST
110 SCHILLER ST 211
ELMHURST, IL
60126

Send subsequent tax bills to:

MICHAEL P. HONQUEST
1807 W. WINNEMAC UNIT E
CHICAGO, IL
60640

BM

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 OCT-8'98
 266.50
 RB.10750

Cook County
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 STAMP OCT-8'98
 133.25

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 JUN 16 '98
 999.38
 RB.11133

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 JUN 16 '98
 999.37
 RB.11133

PARCEL 1:
UNIT 1807-E IN RAVENSWOOD PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 9-16, INCLUSIVE, IN BLOCK 7 IN L.L. WHALING'S RESUBDIVISION OF BLOCKS 7,8 AND 9 IN CLYBOURN'S ADDITION TO RAVENSWOOD IN THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF VACATED NORTH RAVENSWOOD AVENUE LYING BETWEEN ARGYLE AND WINNEMAC AVENUE, ALL TAKEN AS A TRACT, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF VACATED NORTH RAVENSWOOD AVENUE AND THE SOUTH LINE OF W. WINNEMAC AVENUE; THENCE SOUTH ALONG THE EAST LINE OF VACATED NORTH RAVENSWOOD AVENUE, 70.82 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 8.97 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF VACATED NORTH RAVENSWOOD AVENUE, 14.08 FEET; THENCE WEST 146.48 FEET TO A POINT 55.37 FEET SOUTH OF THE NORTH LINE OF SAID TRACT AND 76.43 FEET EAST OF THE WEST LINE OF SAID TRACT; THENCE NORTH 55.37 FEET TO A POINT IN THE SOUTH LINE OF W. WINNEMAC AVENUE AND 75.98 FEET EAST OF THE WEST LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF W. WINNEMAC AVENUE, 155.45 FEET TO THE POINT OF BEGINNING, ALL IN COCK COUNTY, ILLINOIS, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document NO.98878449, together with its undivided percentage interest in the common elements.

PARCEL 2: **

1801-1811 West Winnemac, Chicago, Illinois

P.I.N. 14-07-412-004-0000

"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."

"THE 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."

THE TENANT OF UNIT HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

**NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 CREATED BY DECLARATION OF RECIPROCAL EASEMENTS FOR RAVENSWOOD PARK CONDOMINIUM RECORDED SEPTEMBER 30, 1998 AS DOCUMENT 98878448.

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