

UNOFFICIAL COPY

Property of Cook County Clerk's Office

This Instrument Prepared By: HAL A. LIPSHUTZ
1120 W. BELMONT AVE.
CHICAGO, IL 60657-3313

Send subsequent tax bills to: MARK A. JOHNSTON
3540 N. RETA, UNIT 3
CHICAGO, IL 60657

MAIL TO: JEFFREY SANCHEZ
55 W. MONROE, #3950
CHICAGO, IL 60603



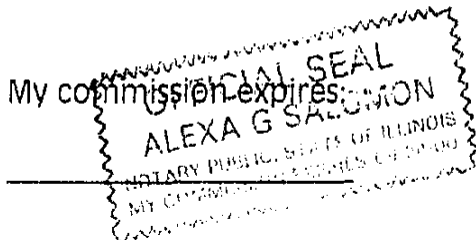
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **ANNA COAKLEY, President of KINGDOM HOMES, INC., an Illinois corporation**, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary acts 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, on the 17th day of February, 1998.

Alexa G Salmon

Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 3 IN THE 3540 N. RETA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT EIGHT (8) IN BENTON'S ADDISON STREET ADDITION IN THE EAST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97946777, TOGETHER WITH AN 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 97946777.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND 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 NO NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-406-029
Commonly Known As: 3540 N. RETA, UNIT 3, CHICAGO, IL 60657

UNOFFICIAL COPY

Property of Cook County Clerk's Office