

# UNOFFICIAL COPY

## WARRANTY DEED

98187737

GRANTOR, KENWOOD CROSSING, L.L.C., an Illinois limited liability company, for and in consideration of TEN & NO HUNDREDTHS DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, and pursuant to authority given to the Manager by the Operating Agreement of said corporation, CONVEY(S) and WARRANT(S) to Paul S. Everhart and Michelle Everhart (Grantee(s)), husband and wife, not as tenants in common nor as joint tenants but as tenants by the entirety, the following described real estate in the County of Cook and State of Illinois, to wit:

. DEPT-01 RECORDING \$27.00  
. T#0009 TRAN 1597 03/10/98 11:54:00  
. #4169 # CG \*-98-187737  
. COOK COUNTY RECORDER

See attached legal description

Subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) use and occupancy restrictions and building lines of record; (c) applicable zoning and building laws and ordinances; (d) easement, party walls, party wall rights agreements, if any; and (e) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s), and other matters of record; (f) Declaration of Covenants, Conditions, Easements and Restrictions for Kenwood Crossing; (g) terms, provisions and conditions of Declaration by and between Kenwood Crossing L.L.C. and the City of Chicago.

Date of Deed: February 27<sup>th</sup>, 1998.

Property Address: 1321 E. 61<sup>st</sup> Street

Permanent Real Estate Index No: \_\_\_\_\_

To have and to hold the said premises with the appurtenances, and for uses and purposes, herein set forth.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee(s) and its 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 lawfully claiming,

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BOX 300-CTI

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or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantor has caused this deed to be executed by the Manager of the limited liability company through D. Lyneir Richardson, the President of LakeShore Development & Construction Company, Manager of LakeShore-Woodlawn, L.L.C., Manager of Kenwood Crossing, L.L.C. and attested by D. Lyneir Richardson, the Secretary of LakeShore Development & Construction Company, on the day and year first above written.

KENWOOD CROSSING, L.L.C., an Illinois limited liability company

BY: LakeShore-Woodlawn, L.L.C., an Illinois limited liability company

ITS: Manager

By:

D. Lyneir Richardson  
D. Lyneir Richardson

Its: President of LakeShore Development & Construction Company, Manager of LakeShore-Woodlawn, L.L.C.

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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 D. Lyneir Richardson, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that he signed, sealed and delivered the said instrument, pursuant to authority given to the Manager of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 27<sup>th</sup> day of February 1998

Anthony Pegues [SEAL]  
Notary Public

My commission expires 3/21/98



**MAIL TO:**

Paul & Michelle Everhart  
Name

1321 E 61<sup>st</sup> STREET  
Address

CHICAGO IL 60637  
City, State and Zip

**SEND SUBSEQUENT TAX BILLS TO:**

Paul & Michelle Everhart  
Name

1321 E 61<sup>st</sup> STREET  
Address

CHICAGO IL 60637  
City, State and Zip

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 1 AND 2 (EXCEPT THE EAST 132.80 FEET THEREOF, ALSO EXCEPT THE SOUTH 3.0 FEET THEREOF, ALSO EXCEPT THE WEST 3.0 FEET OF THE NORTH 20.0 FEET OF THE SOUTH 23.0 FEET THEREOF) IN BLOCK 2 IN O.R. KEITH'S SUBDIVISION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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1/1/2000