

# UNOFFICIAL COPY

## WARRANTY DEED (Corporation to Individual)

98324134

1998-04-22 14:27:15

**GRANTOR**, BCBP PROPERTIES, L.L.C., a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS** and **WARRANTS** to:

Bryan & Cristina Rabenau  
1367 N. Hoyne  
Chicago, IL 60622

husband and wife as **TENANTS BY THE ENTIRETY**, not as tenants in common nor as joint tenants the following described real estate situated in the County of Cook, State of Illinois, to wit:

**PARCEL 1: UNIT 3 IN THE 1365-1367 HOYNE AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 37 AND 38 IN BLOCK 11 IN D.S. LEE'S ADDITION TO CHICAGO IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT ~ 98269363, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-1 AND P-2, S-2 AND S-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT ~ 98269363.**

Above Space for Recorder's Use Only

herely releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Subject to:** (a) tenants, conditions, and restrictions of record which do not prohibit the use of the Unit as a residence; (b) terms, provisions, covenants, rights, easements, restrictions, reservations and conditions contained in the Declaration and all amendments thereto the same as though the provisions of the Declaration were recited and stipulated at length herein; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any, (j) applicable building and building line restrictions and zoning laws; (k) the Condominium Property Act ("Act"); (l) leases and licenses affecting the Common Elements; (m) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (n) liens and other matters over which the Title Company is willing to insure over without cost to Purchaser subsequent years.

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.

The Purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

Permanent Real Estate Index Number: 17-06-119-001 & 002

Common Address: 1365-1367 N. Hoyne, Unit #3, Chicago, IL 60622

Box 25

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IN WITNESS WHEREOF, said Clerk has caused its name to be signed to these presents by Bryan Rabenau its Managing Member, and attested by \_\_\_\_\_ s Member, this 9th day of April, 1998.

BCBR PROPERTIES, L.L.C.

By:

Bryan Rabenau  
Bryan Rabenau

Attest:

Cristina Rabenau

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK        )

The undersigned, a Notary Public in and for the County in the State aforesaid, **DOES HEREBY CERTIFY** that Bryan Rabenau, personally known to me to be the Managing Member of BCBR Properties, L.L.C., 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 severally acknowledged that as such, Bryan Rabenau, Managing Member, and \_\_\_\_\_, they signed and delivered the said instrument pursuant to authority given by the Operating Agreement of said L.L.C., as their free and voluntary act, and as the free and voluntary act and deed of said L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of April, 1998.

Commission expires \_\_\_\_\_



\_\_\_\_\_  
Notary Public

This instrument prepared by: Susan H. Mendelsohn, Aronberg Goldgehn Davis & Garmise, One IBM Plaza, Suite 3000, Chicago IL 60611  
After recording mail to: Susan H. Mendelsohn, Aronberg Goldgehn Davis & Garmise, One IBM Plaza, Suite 3000, Chicago IL 60611  
Mail Subsequent Tax Bills to: 1365-1367 North Hoyne Ave., #1, Chicago, IL 60622

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## STATEMENT BY GRANTOR AND GRANTEE

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401P2008

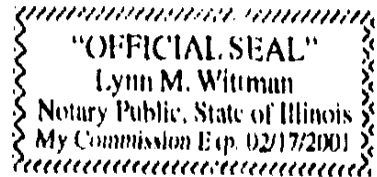
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/21/95

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
19\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



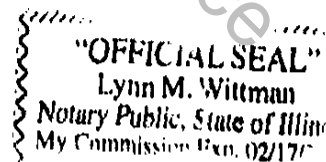
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 11/21/95

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
19\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)