

# UNOFFICIAL COPY

## WARRANTY DEED CORPORATION GRANTOR

2020382 *[Signature]*  
The Grantor, **TWO HORSE**

**DEVELOPMENT, INC.,** an Illinois 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 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

99475352

5074/0195 26 001 Page 1 of 3  
1999-05-17 12:53:46  
Cook County Recorder 25.50



and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **KENT A. PFLEDERER AND HEATHER J. LEACH of 914 W> Belmont, #3, Chicago, IL 60657**, not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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 not in tenancy in common, but in **JOINT TENANCY** forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 14th day of May, 1999.

Permanent Real Estate Index Number: 14-20-105-012 AND 14-20-105-013

Commonly Known As: 3835 N. ASHLAND, UNIT 2N, CHICAGO, IL 60613

**TWO HORSE DEVELOPMENT, INC.**  
an Illinois corporation

By:

*[Signature]*  
\_\_\_\_\_  
**GEORGE MENNING, President**

3<sup>m</sup>

This Instrument Prepared By: HAL A. LIPSHUTZ  
1120 W. Belmont Ave.  
Chicago, IL 60657-3313

Send subsequent tax bills to: KENT A. PFLEDERER  
3835 N. ASHLAND, UNIT 2N  
CHICAGO, IL 60613



**MAIL TO: JAMES WELTER**  
**100 W. MONROE, #711, CHICAGO, IL 60603**

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

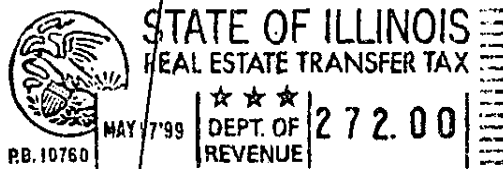
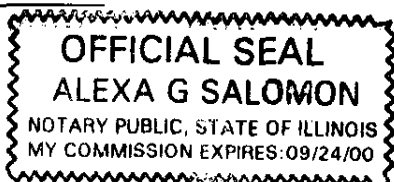


I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **GEORGE MENNING, President of TWO HORSE DEVELOPMENT, INC., an Illinois corporation**, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act 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, this 14th day of May, 1999.

*Alexa G Salomon*  
\_\_\_\_\_  
Notary Public

My commission expires:

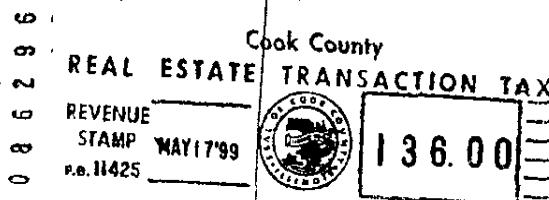


City of Chicago  
Dept. of Revenue  
203888



Real Estate  
Transfer Stamp  
\$2,040.00

05/17/1999 10:55 Batch 05015 22



## **LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1: UNIT 2N IN THE MENNING CONDOMINIUMS OF LAKEVIEW AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 (EXCEPT THAT PART OF LOT 19 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID SECTION 20 TAKEN FOR STREET) IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF NORTHWEST 1/4 OF THE NORTHWEST 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 99269108, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-2N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 99269108.

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.

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 NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-105-012 and 14-20-105-013

COMMONLY KNOWN AS: 3835 N. ASHLAND, UNIT 2N, CHICAGO, IL 60613