

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Kilkerrin Properties, LLC, created and existing under & by virtue of the laws of the State of Illinois and duly authorized to conduct business in the State of Il., for and in consideration of Ten Dollars (\$10.00) & other other good & valuable consideration, receipt of which is hereby acknowledged, and pursuant to authority given by Members of said Limited Liability Company to its

Manager, CONVEYS AND WARRANTS to Jason M. Baldwin and Annabelle M. T. Edon-Baldwin, husband and wife, of 1004 W. Loyola, #1, Chicago, Il., not as Joint Tenants or as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate, to wit:

Unit 3W in Columbia North Light Condominium as delineated on a survey of the following described real estate:

Parcel 1: Lot 11 (except the North 8.00 feet thereof taken for alley) in Block 1 in Herdien, Hofflund and Carson's North Shore Addition to Chicago in the Southeast Fractional Quarter of Section 32, Township 41 North, Range 14, East of the Third Principal Meridian; which survey is attached Exhibit "A" to the Declaration of Condominium Recorded as Document 99175141, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Il.

Parcel 2: The exclusive right to the use of P#3, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid, recorded as Document 99175141

TO HAVE AND TO HOLD said Premises as husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety forever

The Unit 3W Tenant has waived right of first refusal to Unit 3W.

Grantor also hereby grants to the Grantees, their 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. 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; general taxes not yet due and payable, public utility easements; easements, covenants and restrictions and building lines of record as set forth in the Declaration; applicable zoning and building laws or ordinances; provisions of Condominium Property Act of Illinois.

Property Address: Unit 3W, 1140-42 W.Columbia, Chicago, Il. 60626; PIN #11-32-400-017

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager and attested to by its Registered Agent, this 20th day of May, 1999.

Attest: Charlotte Ziporyn
Charlotte Ziporyn, Reg. Agent

KILKERRIN PROPERTIES, L.L.C.
By: Barbara W. Cullen
Barbara W. Cullen, Manager.

99536760

5483/0113 04 001 Page 1 of 2
1999-06-04 10:20:52
Cook County Recorder 23.00



99536760

7812763 A Ave 1073 No Abstract

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BOX 333-CTI

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STATE OF ILLINOIS

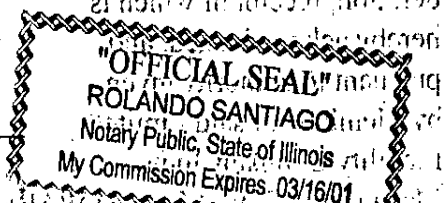
COUNTY OF COOK

99536789
THE GREAT SEAL OF THE STATE OF ILLINOIS
OFFICIAL SEAL OF THE STATE OF ILLINOIS

I, the Undersigned, being a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barbara W. Cullen is personally known to me to be the same person whose name is subscribed to the foregoing instrument as Manager of Kilkerrin Properties, L.L.C.; that she appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 20th day of May, 1999.

[Signature]
Notary Public



This instrument was prepared by Charlotte Ziporyn, Esq., 1324 W. Albion, Chicago, IL 60626, Attorney #36863.

Mail to: Scott D. Hodess, 180 N. LaSalle, Ste. 1916, Chicago, IL 60601. Send tax bill to: Jason & Annabelle Baldwin, Unit 3W, 1140-42 W. Columbia, Chicago, IL 60626.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
MAY 26 '99 DEPT. OF REVENUE
203.00
Cook County Clerk's Office

Cook County REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN-3-99
101.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN-3-99
999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN-3-99
523.50

as shown on the official land records... and the Cook County Clerk's Office...
Property Address: Unit 3W, 1140-42 W. Columbia, Chicago, IL 60626
The undersigned, Notary Public, has advised that the instrument has been duly recorded and the recording fee has been paid to the Cook County Clerk's Office on this 20th day of May, 1999.
Charlotte Ziporyn, Esq.