

1 of 2
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1999-06-30 10:31:33
Cook County Recorder 23.50

WARRANTY DEED



TR Southport Partners, L.P., an Illinois limited partnership, duly authorized to transact business in the State of Illinois (herein, "Grantor"), with its principal office at 3030 Arbor Lane, Suite 202, Northfield, Illinois 60093, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to Darren Schwartz and Lena P. Schwartz, husband and wife, (herein, the "Grantee") residing at 1445 West Belden #D, Chicago, Illinois 60614, not as joint tenants or tenants in common, but as tenants by the entirety, all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Unit 202 in the 2135 N. Southport Condominium as delineated on a survey of the following described land: Lots 13 and 14 in Resubdivision of Sub-Block 12 in Subdivision of Block 13 of Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is an exhibit to the Declaration of Condominium recorded on May 5, 1998 as Document No. 98368610 together with its individual percentage of ownership in the common elements.

Handwritten initials/signature

Parcel 2: The exclusive right to the use of parking space P-10, a limited common element, as set forth in the Declaration of Condominium, aforesaid.

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by through or under Grantee; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; and Grantee's mortgage, if any.

Grantor also hereby grants to the Grantee, 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 Ownership for 2135 N. Southport Condominium Association (the "Declaration"), 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 through the provisions of said Declaration were recited and stipulated at length herein.

TICOR TITLE INSURANCE

Handwritten signature

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015020

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

1999 JUN 29 '99

172.50

074317

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP JUN 29 '99

172.50

★ 003827 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE JUN 29 '99 ★

787.50

R.B.11139

★ 003826 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE JUN 29 '99 ★

900.00

R.B.11139

★ 003825 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE JUN 29 '99 ★

900.00

R.B.11139

99629028

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CLARK JAMES
MEMBER
Cook County Clerk's Office
ES01052008