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Cook County Recorder 25.50

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WARRANTY DEED

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The Grantors, **R & R DEVELOPERS, 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 and pursuant to the authority given by the Board of Directors of said corporation and **PATRICK O'TOOLE, a bachelor**

for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,, CONVEY and WARRANT to **MARK FONTANA of 5400 Carriageway Drive, Rolling Meadows, IL 60008,** the following described real estate situated in the County of Cook and 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, forever.

B^m

IN WITNESS WHEREOF, **R & R DEVELOPERS, INC., an Illinois corporation,** has caused its name to be signed by these presents by its President and **PATRICK O'TOOLE** this 2nd day of June, 1999.

PIN: 17-06-426-029

COMMONLY KNOWN AS: 921 N. HERMITAGE, UNIT 2, CHICAGO, IL 60622

**R & R DEVELOPERS, INC.,
an Illinois corporation**

Patrick O'Toole
PATRICK O'TOOLE

By: Thomas Romano
THOMAS ROMANO, President

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

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2 IN THE 921 N. HERMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 1/2 OF LOT 5 IN BLOCK 14 IN RESUBDIVISION OF BLOCKS 10, 13, 14, 15 AND 16 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 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 99512540, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99512540.

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 THIS REAL PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

PIN: 17-06-426-029

COMMONLY KNOWN AS: 921 N. HERMITAGE, UNIT 2, CHICAGO, IL 60657