1999-07-19 13:05:04 Cook County Recorder

25.50

RRANTY DEED

The Grantors, R **DEVELOPERS**, INC., 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 Illipois and pursuant to the authority given by the Board of Directors of said corporation and PATRICK O'TOOLE, a bachelon

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 JASON BLUMER AND ELIZABETH BLUMER of 655 W. Irving Park Rd., #4508, Chicago, IL 60613, as husband and wife, not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY**, the following described ical 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 as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, forever.

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 28th day of May, 1999.

PIN:

17-06-426-029

COMMONLY KNOWN AS:

921 N. HERMITAGE, UNIT 1, CHICAGO, IL 60622

R & R DEVELOPERS, INC., an Illinois corporation

THOMAS ROMANO, President

UNOFFICIAL COPY 688171 Fage 2 of

This Instrument Prepared By:

HAL A. LIPSHUTZ 1120 W. Belmont Ave.

Chicago, IL 60657-3313

Send subsequent tax bills to:

JASON BLUMER

921 N. HERMITAGE, UNIT 1

CHICAGO, IL 60622

MAIL TO:

MOLLY RYAN

343 FRANKLIN, RIVER FOREST, IL 60305

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that THOMAS ROMANO, FRESIDENT OF R & R DEVELOPERS, INC., an Illinois corporation and PATRICK O'TOO'LE, a bachelor, personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their 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 28th day of may, 1999.

Notary Public

My commission expires:

ALEXA G SALUMON

City of Chicago Dept. of Revenue 208165

Real Estate ransfer Stamp \$2,092.50

07/19/1999 11:53 Batch 07951 10

DOK COUNTY REAL ESTATE TRANSFER TAX JUL. 19.99 0013950 REVENUE STAME FP326670

FP326660 COOK COUNT .000000 0027900 99.9F.JUL XAT A348MART REAL ESTATE

STATE OF ILLINOIS

LEGAL DESCRIPTION RIDER FOR DEED

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

THE SOUTH $\frac{1}{2}$ OF LOT 5 IN BLOCK 14 IN RESUBDIVISION OF BLOCKS 10, 13, 14, 15 AND 16 IN JOHNSTON'S SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ 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 RECORDED AS DOCUMENT $\frac{9512541}{12596}$ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. $\frac{9}{12596}$

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 9951254 .



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 PESTRVES 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, EASEM INTS, 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 1, CHICAGO, IL 60657

60622