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1999-08-12 11:31:24
Cook County Recorder 23.00

WARRANTY DEED

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THE GRANTOR, 2435 N. ALBANY LLC, an Illinois Limited Liability Company, 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 (\$ 10.00) DOLLARS in hand paid, and pursuant to authority given by the Managing Member of said limited liability company, with its principal place of business in the County of Cook, City of Chicago and State of Illinois,



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For and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS and WARRANTS to the GRANTEES, Albert M. Muniz, Jr. and Albert M. Muniz, Sr., as residents 611 Liberty Street, #5, in the City of El Cerrito, State of California, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

** Not as tenants in common but in joint tenancy*

LEGAL: Parcel: Unit 2437-3 in 2435 N. Albany Condominium as delineated on a survey of the following described real estate:

Lots 38 and 39 in block 4 in Knapp's subdivision of lots 4 and 6 in county clerk's division of part of the West 1/2 of the Southwest 1/4 of section 25, township 40 North, range 13, East of the third principal meridian, in Cook County, Illinois which survey is attached to the Declaration of Condominium recorded as document 99514772, together with its undivided percentage interest in the common elements.

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COMMON ADDRESS: 2437 - 3 N. Albany, Chicago, Illinois 60647. PIN: 13-25-320-053

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, unto the Grantees, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will WARRANT AND DEFEND.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; the Condominium Property Act of the State of Illinois; terms, provisions, covenants and conditions of the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record; encroachments, if any, that do not affect the residential use of the real estate; easements, agreements, conditions, covenants, building lines and restrictions, all of which must be of record and shown on the Title Report; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; liens and other matters of title over which the Title Insurance Company is willing to insure at Seller's expense.

AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 5TH day of AUGUST, 1999.

2435 N. ALBANY LLC, an Illinois Limited Liability Company;
BY: M. Fishman & Company, an Illinois Corporation, its Managing Member;

BY: 
MARK FISHMAN

Its: President

BOX 333-CTT

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Mark Fishman, President of M. Fishman & Company, Managing Member of 2435 N. Albany LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and Deed of said Corporation, for the uses and purposes set forth.

GIVEN under my hand and notarial seal this 5TH day of AUGUST, 1999.




Notary Public

Name of Person Preparing Deed
Kwiatk & Ruben, Ltd.
211 Waukegan Road, Suite 300
Northfield, Illinois 60093-2747
Tel.: (847) 441-7676

Name of New Tax Payer
Albert M. Muniz, Jr.
Albert M. Muniz, Sr.
2437-3 N. Albany
Chicago, Illinois 60647

Name of Buyers Attorney
Jody Lowenthal, Esq.
208 Raquet Club Court
Hinsdale, Illinois 60521

