

T.O. #11645 (2)

99793973

7152/0174 03 001 Page 1 of 3  
1999-08-19 13:45:21  
Cook County Recorder 25.00

This Indenture, made this 6th day of August, 1999, between BLUE RIBBON DEVELOPMENT, INC., an Illinois Corporation created and existing under the State of Illinois under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and BRIAN <sup>P</sup>IERCE and JOANN <sup>B</sup>MUNSON, of the <sup>R</sup>second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (10.00) Dollars (10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the President and Secretary thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part as JOINT TENANTS, not as tenants-in-common, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

(3)

Parcel 1: Unit #3 in The 846 West Lill Condominium as delineated on a Plat of Survey of the following described tract of land:

LOT 73 AND THE WEST 2 FEET OF LOT 74 IN BLOCK 1 OF LILL AND DIVERSEY'S SUBDIVISION OF BLOCK 15 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which Plat is attached as Exhibit "B" to the Declaration made by Blue Ribbon Development, Inc., recorded December 15, 1998, as document 08136697, together with its undivided interest in the Common Elements, as amended from time to time.

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 as document 08136697.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and, reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for 846 West Lill Condominium, including matters relating to the 846 West Lill Condominium (the Declaration): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "A" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Roads and Highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's Mortgage, if any;
- (j) Plats of dedication and covenants thereof, if any;
- (k) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-29-416-052-0000

Address of Real Estate: Unit #3, 846 West Lill Street, Chicago, Illinois.

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, 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.

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.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to those presents by its President and Secretary the day and year first above written.

BLUE RIBBON DEVELOPMENT, INC.,  
an Illinois Corporation.

By: [Signature]  
President

By: Michael Murphy  
Secretary

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy Murphy and Michael Murphy are personally known to me to be the President and Secretary of Blue Ribbon Development, Inc., known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in their persons and severally acknowledged that as such officers of the Corporation, signed and delivered the said instrument pursuant to authority, given by the Directors and Shareholders of Blue Ribbon Development, Inc., as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of August, 1999.



Joanna D'Sylva  
Notary Public

Send Subsequent Tax Bills to:

After Recording  
Mail Deed to:

Brian Rerice + Joann Munson  
Name

Lawrence + Morris  
Name

846 W. Lill # 3  
Address

2835 N. Sheffield #232  
Address

Chicago IL  
City, State and Zip

Chicago IL 60657  
City, State and Zip

BOX 251

# UNOFFICIAL COPY

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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 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.

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.

COBES  
CO. NO. 918  
293877

STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX	
AUG 19'99	DEPT. OF REVENUE
PB. 10686	439.50

Cook County

REAL ESTATE TRANSACTION TAX	
REVENUE STAMP	AUG 19'99
Pg. 11427	219.75

★ 081010	CITY OF CHICAGO	★
★	REAL ESTATE TRANSACTION TAX	★
★	DEPT. OF REVENUE	★
★	AUG 19'99	★
★	PB. 11187	★
	299.25	★

★ 081011	CITY OF CHICAGO	★
★	REAL ESTATE TRANSACTION TAX	★
★	DEPT. OF REVENUE	★
★	AUG 19'99	★
★	PB. 11187	★
	999.00	★

★ 081012	CITY OF CHICAGO	★
★	REAL ESTATE TRANSACTION TAX	★
★	DEPT. OF REVENUE	★
★	AUG 19'99	★
★	PB. 11187	★
	999.00	★

★ 081013	CITY OF CHICAGO	★
★	REAL ESTATE TRANSACTION TAX	★
★	DEPT. OF REVENUE	★
★	AUG 19'99	★
★	PB. 11187	★
	999.00	★