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7220/0037 03 001 Page 1 of 3  
1999-08-23 09:47:44  
Cook County Recorder 25.00



**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

JL FINANCING & DEVELOPMENT,  
INC., a corporation organized  
and existing under the  
laws of the State of  
Illinois

(The Above Space For Recorder's Use Only)

of the City of Chicago County  
of Cook State of Illinois

for and in consideration of Ten & No/100ths DOLLARS and other good and valuable  
in hand paid, CONVEYS and WARRANTS to consideration

**MICHAEL JAMES COLEMAN**  
100 North LaSalle Street - 23rd Floor  
Chicago, Illinois 60602

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:  
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1998 and subsequent years and  
to covenants, conditions, easements and restrictions of record,  
and subject to the provisions of the Illinois Condominium Act, and  
Declaration of Condominium Ownership and By-laws for 1035 North  
Hermitage Condominium Association, Document #99669025, as amended  
from time to time.

Permanent Index Number (PIN): 17-06-418-043-0000 and 17-06-418-041-0000  
Address(es) of Real Estate: Unit #3, 1035 North Hermitage, Chicago, Illinois 60622

DATED this 18th day of August 1999

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Attest: (SEAL) JL FINANCING AND (SEAL)  
DEVELOPMENT, INC., an Illinois Corp.  
By Jolanta Lazarczyk, (SEAL) By Jolanta Lazarczyk, (SEAL)  
Jolanta Lazarczyk Secretary Jolanta Lazarczyk, President

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  
JOLANTA LAZARCZYK as President and as Secretary  
of JL Financing & Development, Inc., Illinois Corp.  
personally known to me to be the same person whose name is  
subscribed to the foregoing instrument, appeared before me this day in person,  
and acknowledged that she signed, sealed and delivered the said  
instrument as her free and voluntary act, for the uses and purposes  
therein set forth including the release and waiver of the right of homestead  
and on behalf of said corporation as aforesaid

IMPRESS SEAL HERE

Given under my hand and official seal, this 18th day of August 1999

Commission expires 19

NOTARY PUBLIC

This instrument was prepared by MITCHELL F. ASHER, 157 North Brockway  
(NAME AND ADDRESS)  
Palatine, IL 60067

CTIC 7830155 F1 1082 farcer Abstract

SEE REVERSE SIDE  
BOX 333-CTI

# UNOFFICIAL COPY

## Legal Description

of premises commonly known as \_\_\_\_\_

Address: 1035 North Hermitage, Unit #3, Chicago, Illinois 60622

**PARCEL 1:**

UNIT NO. 3 IN 1035 NORTH HERMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 20 IN BLOCK 11 (EXCEPT THE EAST 25 FEET OF THE SOUTH 100 FEET) IN JOHNSON SUBDIVISION 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 AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99669025, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED A DOCUMENT NUMBER 99669025.

**PARCEL 3:**

THE EXCLUSIVE EASEMENT TO USE THE ROOF OVER SAID UNIT 3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99669025.

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.

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:	}	Mr. Michael J. Coleman	Mr. Michael J. Coleman
		(Name)	(Name)
		Unit #3, 1035 North Hermitage	1035 North Hermitage, #3
		(Address)	(Address)
		Chicago, Illinois 60622	Chicago, Illinois 60622
		(City, State and Zip)	(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

COOK  
CO. NO. 018  
294049

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG 19'99 DEPT. OF REVENUE  
349.00  
P.B. 10686

922337  
REAL ESTATE TRANSFER TAX  
Cook County  
REVENUE STAMP  
AUG 19'99  
P.B. 11427  
174.50

★ 081203  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ DEPT. OF REVENUE  
★ AUG 20'99  
★ P.B. 11187  
★ 619.50  
★

★ 081204  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ DEPT. OF REVENUE  
★ AUG 20'99  
★ P.B. 11187  
★ 999.00  
★

★ 081205  
★ CITY OF CHICAGO  
★ REAL ESTATE TRANSACTION TAX  
★ DEPT. OF REVENUE  
★ AUG 20'99  
★ P.B. 11187  
★ 999.00  
★