

UNOFFICIAL COPY

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1999-08-25 15:19:39
Cook County Recorder 23.50



99813048

WARRANTY DEED

(Limited Liability Company to Individuals)

JOINT TENANCY

2021899 MC [Signature]

THE GRANTOR, CENTER POINT DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to CRAIG TANNER and NATHALIE M. STRASSHEIM, 1940 West Berenice, #3 Chicago, IL 60613, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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 not in tenancy in common, but in joint tenancy forever.

SUBJECT TO, IF ANY: Exceptions contained in Rider attached hereto.

Permanent Real Estate Index Number: 14-18-320-008-0000, 14-18-302-009-0000, and 14-18-320-010-0000

Address of Real Estate: 2036 West Warner, Unit #302 and Garage Unit #GP-K, Chicago, IL 60618
Affects this & other real estate

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Its Manager this 24 day of August 1999.

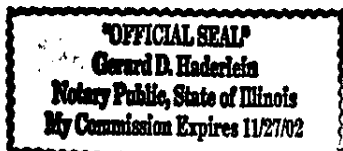
CENTER POINT DEVELOPMENT, L.L.C.,
an Illinois Limited Liability Company,

BY: [Signature] (SEAL)
RICHARD J. WINEBERG, Its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD J. WINEBERG, as Manager of CENTER POINT DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of August, 1999.



[Signature]
NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 N. Lincoln Avenue, Chicago, IL 60657.

MAIL TO: Craig Tanner
2036 W. Warner # 302
Chicago IL 60618

SEND SUBSEQUENT TAX BILLS TO:
Craig Tanner
2036 W. Warner # 302
Chicago IL 60618

ZM

RIDER

PARCEL ONE:

UNITS NUMBERS 302 AND GP-K IN LINCOLN COMMONS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 194, 195 AND 196 IN RUDOLPH'S SUBDIVISION OF BLOCKS 4 AND 5 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 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 99768459, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBERS: 14-18-320-008-0000, 14-18-320-009-0000, AND 14-18-320-010-0000

ADDRESS: 2036 WEST WARNER UNIT #302, CHICAGO, IL 60618

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE THE PRIVATE ROOF DECK ADJACENT AND APPURTENANT TO THE SAID UNIT, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Buyer; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; (11) installments due after the date of Closing for assessments levied pursuant to the Declaration.

Grantor also hereby grants to the Grantees, their successors and assigns, all 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.

STATE OF ILLINOIS



AUG. 25. 99

COOK COUNTY

REAL ESTATE TRANSFER TAX
00273.00
FP326660

0000003117

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

210537

\$2,047.50

08/25/1999 10:35 Batch 07970 14

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 25. 99

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00136.50
FP326670

0000006487

COUNTY TAX