

# UNOFFICIAL COPY

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**WARRANTY DEED**

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7357/0030 03 001 Page 1 of 2  
**1999-08-27 10:04:48**  
Cook County Recorder 23.00



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,

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

**CONVEYS and WARRANTS** to the GRANTEES, **RANDAL A. NOREN & SHEILA P. NOREN**, as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, as residents of 2126 West Barry, #1, in the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

**LEGAL:** Parcel: Unit 2435-4 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 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.

**COMMON ADDRESS:** 2435 - 4 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 25<sup>th</sup> 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

**BOX 333-CTI**

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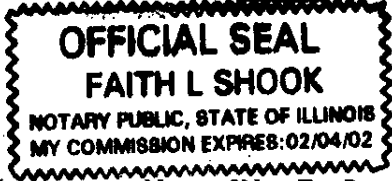
Its: President

STATE OF ILLINOIS )  
 )  
COUNTY OF COO K )

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 25th day of August, 1999.



Faith L. Shook  
Notary Public

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

Name of New Tax Payer  
**Randy Noren**  
**Shelia Noren**  
2435 North Albany  
Unit 4  
Chicago, Illinois 60647

Name of Buyers Attorney  
**John Sullivan, Esq.**  
2200 Hicks Road  
Suite 1123  
Rolling Meadows, Illinois 60008

