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1999-10-04 13:22:56
Cook County Recorder 23.50

WARRANTY DEED

(Limited Liability Company to Individuals)

JOINT TENANCY

① 20 21900 Mr & Mrs KK

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 ANDREW R. ADAMS and KATHLEEN A. MCCULLOUGH, 644 West Schubert, #3, Chicago, IL 60614, 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:



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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, 14-18-320-009-0000, and 14-18-320-010-0000

Address of Real Estate: 2040 West Warner, Unit #304 and Garage Unit #GP-H, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Its Manager this 29 day of September, 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)

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
212932 \$2,077.50
10/04/1999 12:18 Batch 05011 36

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 29th day of SEPTEMBER, 1999.



[Signature]
NOTARY PUBLIC

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

MAIL TO: 4 SUBSEQUENT TAX BILLS
ANDREW ADAMS & KATHLEEN MCCULLOUGH
2040 W. WARNER UNIT 304
CHICAGO IL 60618

SEND SUBSEQUENT TAX BILLS TO:



RIDER

PARCEL ONE:

UNITS NUMBERS 304 AND GP-H 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 INTEREST IN THE COMMON ELEMENTS.

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

ADDRESS: 2040 WEST WARNER UNIT #304, 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 summarized at length herein.

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

OCT.-4.99

REVENUE STAMP

0000009712

REAL ESTATE TRANSFER TAX
0013850
FP326670

STATE OF ILLINOIS

STATE TAX

OCT.-4.99

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000004373

REAL ESTATE TRANSFER TAX
0027700
FP326660