

UNOFFICIAL COPY

99951343

92 47020 45 001 Page 1 of 3  
1999-10-07 14:56:03  
Cook County Recorder 25.00



99951343

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Individual)**

18211945/99044290 SM 18

THE GRANTOR

GIDDINGS ASSOCIATES, INC., AN  
ILLINOIS CORPORATION

a corporation 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 the sum of TEN (\$10.00)  
DOLLARS, and other good and valuable  
considerations in hand paid, and pursuant  
to authority given by the Board of  
Directors of said corporation, CONVEYS  
and WARRANTS to:

Timothy P. Creed and Elizabeth ~~Farrell~~  
Farrell  
1439 Walnut  
Western Springs, IL 60558

not in Tenancy in Common, but in JOINT  
TENANCY, the following described Real  
Estate situated in the County of Cook in  
State of Illinois, to wit: (See attached legal description.) 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.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 14-18-103-019-0000

Address(es) of Real Estate: 2146 W. Giddings #1, Chicago, IL 60625

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has  
caused its name to be signed to these presents by its Chairman this 15 day of  
June, 1999.

Giddings Associates, Inc.

(Name of Corporation)

By [Signature]

143718

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP  
OCT-5-99  
P.B. 11424



73.75

COOK  
CC. NO. 016

117069



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

OCT-4-99

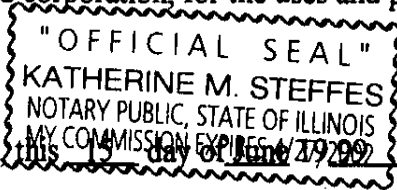
DEPT. OF  
REVENUE

147.50

333-CTI

# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George J. Cyrus personally known to me to be the Chairman of the Giddings Associates, Inc. corporation, and 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 as such Chairman he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal this 15 day of June 1999

Commission expires 4/27/02

NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645  
(Name and Address)

Kathleen O'Keefe-Rivera  
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: 180 N. LaSalle St., Ste. 2401  
Address

Timothy Creed and Elizabeth Farrell  
Name

Chicago, IL 60601  
City, State and Zip

2146 W. Giddings #1  
Address

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

Chicago, IL 60625  
City, State and Zip

★ 0 8 3 1 7 3 ★  
CITY OF CHICAGO ★  
REAL ESTATE TRANSACTION TAX ★  
DEPT. OF REVENUE SEP 30 '99 ★  
P.B. 11187 ★  
 999.00 ★

★ 0 8 3 1 7 4 ★  
CITY OF CHICAGO ★  
REAL ESTATE TRANSACTION TAX ★  
DEPT. OF REVENUE SEP 30 '99 ★  
P.B. 11187 ★  
 107.25 ★

99951343

Property of Cook County Clerk's Office

UNIT NUMBER 2146-1 IN THE GIDDINGS CORNER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 30 IN BLOCK 3 IN THOMAS J. LYMAN'S SUBDIVISION OF BLOCKS 1 TO 6 OF COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99506293 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 2146-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

SUBJECT ONLY TO THE FOLLOWING: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1998 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.