

# UNOFFICIAL COPY

## WARRANTY DEED



99095831

99095831

9329/0214 30 001 Page 1 of 2  
1999-01-28 15:02:49  
Cook County Recorder 23.00

THE GRANTOR, LINCOLN RIDGE DEVELOPMENT L.L.C., a 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, in and for the consideration of TEN Dollars and other good and valuable considerations in hand paid, pursuant to authority given by the Managers of said company, conveys and warrants to:

MELISSA STANLEY  
2146 WEST BERTEAU  
CHICAGO, ILLINOIS

all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

UNIT 3D IN LINCOLN RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 24 AND 25 IN BLOCK 3 IN FRED W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION, BEING A SUBDIVISION OF NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREETS AND ALLEYS), ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 12, 1923 AS DOCUMENT NO. 7879542, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 7, 1999 AS DOCUMENT 99013728, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index No.: 13-12-216-036-0000 (affects this and other property)  
Property Address: 2504 WEST BALMORAL, unit 3D, CHICAGO, IL 60659

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

This conveyance is subject to: general real estate taxes for 1998 and subsequent years; covenants, conditions and restrictions of record; and existing leases and tenancies.

BOX 333-CT1

103 V/KMS

BB

PAR

7794190

CT1

**UNOFFICIAL COPY**

IN WITNESS WHEREOF, the grantor has caused its name to be signed to these presents this 22ND day of January, 1999.

19879022

for LINCOLN RIDGE DEVELOPMENT, L.L.C.

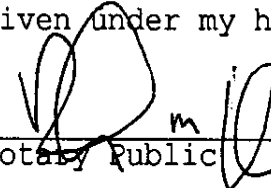
NOTARY PUBLIC NO. 02-10-2221

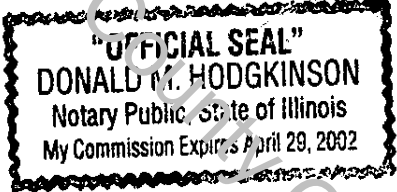
  
by GEORGE ARDELEAN, MEMBER (SEAL)

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK   )

I, the undersigned, a Notary Public in and for said county and the state aforesaid, DO HEREBY CERTIFY that GEORGE ARDELEAN, personally known to me to be the MEMBER of the LINCOLN RIDGE DEVELOPMENT L.L.C. 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 severally acknowledged that as such MEMBER, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 22 day of January, 1999.

  
Notary Public



MAIL TO:

MAIL TAX BILL TO:

99095831

THIS DOCUMENT WAS PREPARED BY:  
THE LAW OFFICES OF RICHARD L. SWEDBERG  
111 WEST WASHINGTON, SUITE 1860  
CHICAGO, ILLINOIS 60602

COOK NO. 016 106902  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 20 99  
REVENUE 70.00  
P.B. 10776

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JAN 27 '99  
525.00  
P.B. 11187

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JAN 27 '99  
35.00  
P.B. 11424