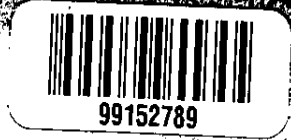


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WARRANTY DEED

99152789

9675/0257 30 001 Page 1 of 2
1999-02-16 13:31:34
Cook County Recorder 23.00

Mail to: Michael J. Keeney
Huff & Gaines LTD
3500 Chemical Plaza
10 S. LaSalle Ave
Chicago IL 60603

THE GRANTOR(S), THE 1819 NORTHBISSELL L.C. an Illinois Limited Liability Company
LLC an Illinois Limited Liability Company, in the county of Cook, in the state of Illinois, for and in consideration
of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to,
Jennifer Phillips and Barbara J. Phillips AS Joint Tenants
the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

(SEE LEGAL DESCRIPTION ATTACHED HERETO)

PROPERTY ADDRESS: 1819 N. Bissell Unit 2 subject to: general real
estate taxes for the year 1998 and subsequent years; building lines and use or occupancy restrictions, covenants and
conditions of record; zoning laws and ordinances; easements for public utilities; acts of the Grantees; and hereby
releasing and waiving all rights under and by virtue of the homestead exemption laws of the state of Illinois.

Date: December 11, 1998

5006261 of 4 pages

Michael Schwartz
MICHAEL SCHWARTZ - Managing Partner
1819 NORTH BISSELL LLC

Scott Young Schiller
SCOTT YOUNG SCHILLER - Managing Partner

State of Illinois, County of Cook, ss. I, the undersigned, a notary public in and for said County, in the State
aforesaid, do hereby certify that Scott young Schiller and Michael Schwartz, are personally known to me to be the
same person(s) whose name(s) he 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 there in set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 11th day of December, 1998

Stephanie Cox
Notary Public

My commission expires: _____, 19____

Permanent Index Number:

Grantees Address:

Mail subsequent tax bills to:

Prepared by: Ira T. Kaufman, 1207 Old McHenry Road, Buffalo Grove, Illinois 60089



BOX 333-CTI

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UNIT NO. 2 IN THE 1819 NORTH BISSELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 46 IN SUBDIVISION OF BLOCK 3 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0813553 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

99152789

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-- 2 A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER - 0813553.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS 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, 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.

14-32-412-024

COOK
CO. NO. 016

286243



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

FEB 12 '99 DEPT. OF REVENUE 275.00

314892

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB 12 '99 137.50

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 12 '99 999.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 12 '99 999.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 12 '99 64.50