

# UNOFFICIAL COPY 99202635

9983/0068 10 001 Page 1 of 3  
1999-03-03 11:08:04  
Cook County Recorder 25.50



## WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL

Near North  
National Title

THE GRANTOR, Bryn Mawr & Kostner L.L.C., an Illinois limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

JEFFREY<sup>S.</sup> YOSOWITZ and THEA YOSOWITZ, husband & wife  
of 2020 LINCOLN PARK WEST, #32H, CHICAGO, IL 60614

as HUSBAND AND WIFE, not as tenants in common or as joint tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 13-10-201-006,011-016

Address of Real Estate: 5431 NORTH LOWELL, Chicago, IL 60630

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Anne B. Cotter, Vice-President and Kathy LaMantia, personally known to me to be the Assistant Secretary of Sauganash Woods Corporation, an Illinois Corporation, its general partner, this 26th day of February, 1999.

Bryn Mawr & Koster L.L.C.,  
an Illinois limited liability company

By: Sauganash Woods Corporation,  
an Illinois corporation, a Manager

By:   
Anne B. Cotter, Vice-President

Attest:   
Kathy LaMantia, Assistant Secretary

\$3645.00

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

MAR-2'99 DEPT. OF REVENUE 486.00

P.B. 11262

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP MAR-2'99 243.00

P.B. 11422

U99002999 CM

Property of Cook County Clerk's Office

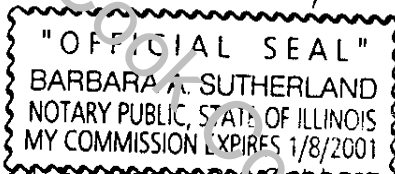
# UNOFFICIAL COPY

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 Anne B. Cotter personally known to me to be the Vice-President and Antonella Miner Assistant Secretary of Sauganash Woods Corporation, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Vice-President and Assistant Secretary, they 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 as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on February 26, 1999.

IMPRESS  
NOTARIAL SEAL  
HERE

*Barbara A Sutherland*  
Notary Public



1/8/01  
My Commission Expires

This instrument was prepared by Anne B. Cotter, Esq., 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60601

99202685

Mail to: NEAL ROSS, ATTY  
233 E. Erie #203  
Chicago, IL 60611

Send subsequent Tax Bill To:  
JEFFREY YASOWITZ  
5431 N Lowell  
Chicago, IL 60630

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## LEGAL DESCRIPTION

*Being a subdivision*  
LOT 77 IN SAUGANASH WOODS PHASE 2 OF PART OF THE NORTH 1/2 OF THE  
NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1998  
AS DOCUMENT NO. 98308418 IN COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING  
AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND  
UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT  
VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND  
COVENANTS FOR THE RESIDENCES AT SAUGANASH HOMEOWNER ASSOCIATION, AS  
AMENDED FROM TIME TO TIME; CROSS-UTILITY EASEMENTS WITH EASEMENTS WITH  
SINGLE FAMILY HOMES ACROSS THE REAR OF THE BACKYARD OF THE PROPERTY FOR  
UTILITY INSTALLATION, MAINTENANCE, SERVICE AND REPAIR; RIGHTS OF  
COMMONWEALTH EDISON, AMERITECH, PEOPLES GAS AND OTHER UTILITY AND CABLE  
COMPANIES IN THE REAR FIFTEEN (15) FEET OF THE BACKYARD OF THE PROPERTY  
FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF SUCH SERVICES, PROVIDED  
THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; RIGHTS OF  
UTILITIES IN VACATED STREETS AND ALLEYS FOR MAINTENANCE; RESTRICTIONS SET  
FORTH ON THE PLAT OF SUBDIVISION FOR THE RESIDENCES OF SAUGANASH AND SUCH  
OTHER MATTERS WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS  
OR DAMAGE.

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.

99202635