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1999-04-15 12:08:15
Cook County Recorder 25.50

2020365 *MAC/NO* /13

WARRANTY DEED
CORPORATION GRANTOR



99364083

The Grantor, **TWO HORSE DEVELOPMENT, INC.**, an Illinois 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 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **MARCUS PERRY AND CONNIE PERRY of 1340 W. Waveland, #2, Chicago, IL 60613**, 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 ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 14th day of April, 1999.

Permanent Real Estate Index Number: 14-20-105-012 AND 14-20-105-013

Commonly Known As: 3835 N. ASHLAND, UNIT 3S, CHICAGO, IL 60613

City of Chicago
Dept. of Revenue
Real Estate Transfer Stamp
\$2,163.75
201910
04/15/1999 10:37 Batch 7908 10



TWO HORSE DEVELOPMENT, INC.
an Illinois corporation

George Menning
President

GEORGE MENNING, President

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 15 '99 DEPT. OF REVENUE
05-882



REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
APR 15 1999
14425
Cook County



112632

084809

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This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

Send subsequent tax bills to:

MARCUS PERRY
3835 N. ASHLAND, UNIT 3S
CHICAGO, IL 60613



MAIL TO: SUSAN PERRY

840 LAKE AVE., RACINE, WI 53401



STATE OF ILLINOIS)

) SS:

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **GEORGE MENNING, President of TWO HORSE DEVELOPMENT, INC., an Illinois corporation**, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 14th day of April, 1999.

Alexa G Salomon

Notary Public

My commission expires:



LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 3S IN THE MENNING CONDOMINIUMS OF LAKEVIEW AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 (EXCEPT THAT PART OF LOT 19 LYING EAST OF A LINE 50 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID SECTION 20 TAKEN FOR STREET) IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99269108, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-3S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 99269108.

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; 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

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit D to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-105-012 and 14-20-105-013

COMMONLY KNOWN AS: 3835 N. ASHLAND, UNIT 3S, CHICAGO, IL 60613