

WARRANTY DEED
STATUTORY (ILLINOIS)

UNOFFICIAL COPY 00425018

Near North
National Title

(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

3892/0258 07 001 Page 1 of 2
2000-06-09 15:23:58
Cook County Recorder 23.50

00000588 0700
THE GRANTOR, 700 North Kingsbury L.L.C., an Illinois
Limited Liability Company, of the City of Chicago, State of
Illinois for and in consideration of the sum of TEN (\$10.00)
and 00/100 DOLLARS and other good and valuable
consideration, in hand paid, CONVEY AND WARRANT TO:
Anthony P. D'Angelo, 165 N. Canal, #1208,
Chicago, IL



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):
17-09-118-001; 17-09-118-002; 17-09-118-010; 17-09-118-
011; 17-09-500-004

Address of Real Estate: 520 W. Huron/521 W. Superior, Unit 701/GU-41/S-117
Chicago, Illinois (above space for recorder only)

SUBJECT TO: 1) real estate taxes not yet due and payable; 2) special taxes or assessments for improvements not yet
completed and other assessments or installments thereof not due and payable at the time of closing; 3) applicable
zoning and building laws or ordinances; 4) reservation by the Seller to itself and its successors and assigns, for the
benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declarations including
any and all amendments and exhibits thereto; 5) provisions of the Condominium Property Act of Illinois; 6) acts done
or suffered by Buyer, or anyone claiming by, through, or under Buyer; and 7) liens and other matters as to which the
Title Insurer commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this
6th day of June, 2000.

700 North Kingsbury, L.L.C.
BY: Enterprise Kingsbury, L.L.C., a Manager
BY:
Ronald B. Shipka, Jr., its Managing Member

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that
Ronald B. Shipka, Jr., Managing Member of Enterprise Kingsbury, L.L.C., a Manager of 700 North Kingsbury
L.L.C., 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 he signed, sealed and delivered the said instrument as his
free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this June 6th, 2000.

Notary Public

My commission expires: 10-3-03



This Instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL
Mail to: Anthony D'Angelo
165 N. Canal #1208
Chicago, IL 60606
Send subsequent tax bills to:
Anthony D'Angelo
520 W. Huron/521 W. Superior Unit 701
Chicago, IL



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00425018

Legal Description

PARCEL 1:

UNIT 701 AND GU-41 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIVER NORTH COMMONS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 09066756 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

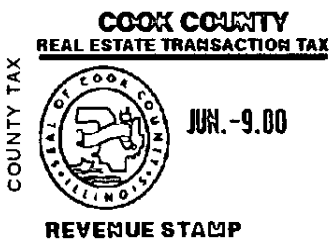
PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER NUMBER S-117, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 09066756.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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."

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL



0000001262

REAL ESTATE TRANSFER TAX
0014825
FP326657

