

UNOFFICIAL C 00544947 2000-07-20 10:42:10

Cook County Recorder

25,00

WARRANTY DEED

THE GRANTOR OGDEN PARTNERS MADISON, LLC., an Illinois Limited Liability Company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and wantants to:



1858 909 | 2001/439 HPK LND(1)

EUGENE DEMIANCZUK, 1201 W. Madison, Chicago, Illinois 60607, and IGOR KRYVDYK, 590 Muskegan, Vernon Hills, Illinois 60061, as tenants in common, not as joint tenants, the following descriptor Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description). SUBJECT TO: General taxes for 1999 and subsequent years.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PIN: <u>17-17-206-007-0000</u>, <u>17-17-206-008-0000</u>, <u>17-17-2/56-011-0000</u> and <u>17-17-206-012-0000</u>

Address of Real Estate: 939 W. Madison Street, Unit R102, Chicago, Illinois 60607

hereby releasing and waiving all rights under and by virtue of the homestead Exemption Laws of the State of Illinois.

No Tenant had any right of first refusal or option to purchase.

Dated: March 30, 2000

OGDEN PARTNERS MADISON, LLC.

an Illinois limited liability company By: Ogden Partners North, Inc., Manager

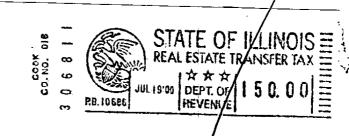
BOX 333-CTI

Mark R. Ordower, President

This Instrument prepared by: Mark R. Ordower, 937 W. Randolph, #3E, Chicago, IL 60607

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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 Mark R. Ordower, personally known to me to be the President of Ogden Partners North, Inc., Manager of Ogden Partners Madison, L.L.C., an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such President be signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company, for the uses and purpose; therein set forth.

Given under my han (2nd official seal, this 30 day of March, 2000.

"OFFICIAL SHAL" GEORGETTE PHILLOS Notary Public, State of Illinois My Commission Expires 19/24/01	Monatto The Notary Public
REAL ESTATE TRANSACTION TAX	ENERPT UNDER PROVISIONS OF PARAGEAPH SEC. 800, 1-6 (4) OF THE CHICAGO TRANSACTION TAX OPERATOR 7-17-00 DATE BUYER, SULLER, REPARSEMENTIVE
MAIL DEED TO:	SEND SUBSEQUENT TAX BILLS TO:
Olef Paulakidas 16/ No. Clark 294h John Chicago, IL 60601	



UNOFFICIAL COPY 00544947

LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBER R102 IN THE MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 C/F DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99831947; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR FURTHER GRANTS TO GRANTE, THEIR 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

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

Permanent Index Nos:

17-17-206-007-0000

17-17-206-008-0000

17-17-206-011-0000

17-17-206-012-0000

Commonly Known As:

939 W. Madison Street, Unit R102, Chicago, Ilinois