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00559536

15/004 21 001 Page 1 of 3
2000-07-25 12:45:03
Cook County Recorder 25.50



WARRANTY DEED

The Grantor, 1501 South State Street L.L.C., an Illinois limited liability company, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby CONVEY(s) and WARRANT(s) to the Grantee(s), Gregory E. McGowan, the real estate situated in Cook County, Illinois which is commonly known as 5 East 14th Place, Unit 1602 and Parking Space P-95, Chicago, Illinois as legally described and delineated on the survey of the following described parcel of real estate:

(see attached)

This conveyance is subject to: (a) covenants, conditions, and restrictions of record; (b) public and utility easements and road and highways, if any; (c) special governmental taxes or assessments for improvements not yet completed; (d) unconfirmed governmental taxes or assessments; and (e) general taxes for the year 2000 and subsequent years.

Grantor also hereby grants to the Grantee(s), and its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for One East 14th Place Condominiums and Provisions Relating to Commercial Property referred to in the attached legal description (the "Declaration of Condominium"); and grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in each of the Declaration of Condominium the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated: July 7, 2000

1501 South State Street L.L.C

By: Legacy Development Group L.L.C., its manager

By: Warren N. Barr, III
Warren N. Barr, III, Manager

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Page 2 of 3

UNIT 1602 AND UNIT P-95 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ONE EAST 14TH PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00096412, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 FRACTIONAL OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

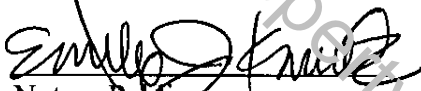
PIN #17-22-106-014-0000; 17-22-106-015-0000

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, Emily J. Knurek a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Warren N. Barr, III, a manager of LEGACY DEVELOPMENT GROUP, L.L.C., an Illinois limited liability company, which is the manager of 1501 SOUTH STATE STREET L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 7th day of July, 2000.


Notary Public

After recording return to:

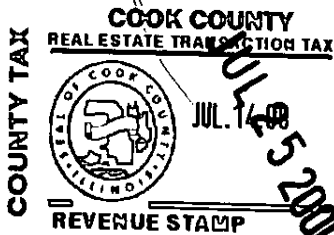


Carl Walker
120 W. Madison, Suite 910
Chicago, IL 60602

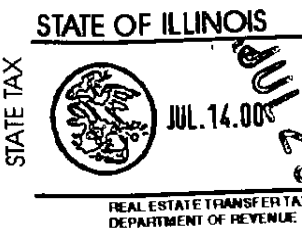


Prepared By:

Laurence J. DeVries
Johnson & Colmar
300 South Wacker Drive, Suite 1000
Chicago, Illinois 60606



REAL ESTATE TRANSFER TAX
0009275
FP326670



REAL ESTATE TRANSFER TAX
0018550
FP326669

City of Chicago
Dept. of Revenue
230818



Real Estate
Transfer Stamp
\$1,391.25