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2000-08-01 10:47:23
Cook County Recorder 27.50

20000669 SR 278

**WARRANTY
DEED**
JOINT TENANCY



THIS INDENTURE, made as of this 17th day of July, 2000 between **400 West Ontario, L.L.C.**, an Illinois limited liability company ("Grantor") and **Jack T. Wagler and Catherine J. Wagler, husband and wife** ("Grantee"), whose address is 411 W. Ontario, Chicago, IL 60610, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does **WARRANT, REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, their successors and assigns, not in Tenancy in Common but in Joint Tenancy, **FOREVER**, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers:
17-09-127-021
17-09-127-022
17-09-500-007

Address of real estate:
Unit No(s). 701, P106
400 West Ontario
Chicago, Illinois 60610

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, their successors and assigns forever.

Grantor also hereby grants to the Grantee, their 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; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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Subject to: Real estate taxes for the year 1999 and subsequent years; applicable zoning and building law ordinances; the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 400 West Ontario Condominiums; provisions of the Illinois Condominium Property Act; easements, covenants, conditions, agreements, building lines and restrictions of record; encroachment by property on the north over the alley located to the north of the building; encroachment of the overhead exhaust ducts and vents, concrete dock and ramp, and fire escapes located mainly on the property south and adjoining onto the land; rights of ingress and egress of owners of lots abutting with respect to Lots 2, 3, 5 and 6; the rights of the municipality, State of Illinois, with respect to Lot 4; the rights of public and quasi-public utilities with respect to Lot 4.


THIS IS NOT A CONVERSION CONDOMINIUM

This instrument has been executed pursuant to a Power of Attorney recorded in the Office of the Cook County Recorder of Deeds as Document No. 09154453. No personal liability is assumed nor borne by the individual, personally, executing this instrument pursuant to said Power of Attorney.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.


400 West Ontario, L.L.C., an Illinois limited liability company


By: 
Michael B. Viner, Duly Authorized Agent pursuant to Power of Attorney

STATE TAX  JUL. 31.00 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	0000001477	REAL ESTATE TRANSFER TAX
	#	0025250
		FP326703

THIS DOCUMENT WAS PREPARED BY:

Martin K. Blonder
Rosenthal and Schanfield
55 East Monroe Street
46th floor
Chicago, Illinois 60603

COUNTY TAX  JUL. 31.00 REVENUE STAMP	0000001477	REAL ESTATE TRANSFER TAX
	#	0012625
		FP326657

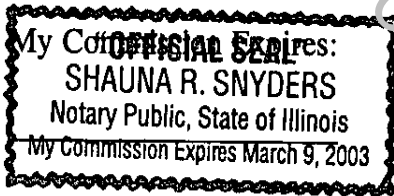
CITY TAX  JUL. 31.00 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	0000001388	REAL ESTATE TRANSFER TAX
	#	0189375
		FP326675

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 Michael B. Viner, duly authorized agent of 400 West Ontario, L.L.C. pursuant to Power of Attorney, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 17th day of July, 2000.

Shauna R. Snyder
Notary Public



AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

Gregory A. Braun
Ezgur Wallach & Braun, P.C.
25 E. Washington Street, Suite 925
Chicago, IL 60602



Property of Cook County Clerk's Office

EXHIBIT A

Unit 701 and Parking Space P106, in 400 West Ontario Condominium as delineated on a survey of the following described premises:

Parcel 1:

Lots 8 thru 14 both inclusive in Youngs Subdivision of part of Kingsbury Tract in the East half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The East 235 feet of that part of the 9 foot private alley lying North of and adjoining Lots 1 to 10 in Young's Subdivision of part of the Kingsbury Tract in the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 3:

The East 235 feet of the South 9 feet of Lots 1 and 2 in Assessor's Division of part (South of Erie Street and East of Chicago River) of the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

The South half of the 18 foot alley lying North of and adjoining Lot 9 and lying between the East and West lines of said Lot 9 extended North, in Block 11 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

The West 135 feet of the East 370 feet of South 9 feet of Lots 1, 2 and 3 in Assessor's Division of part (South of Erie Street and East of Chicago River) of the East half of the Northwest quarter of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

The West 135 feet of the East 370 feet of that part of the 9 foot private alley lying North of and adjoining Lots 1 to 15 in Young's Subdivision of part of the Kingsbury Tract in the East half of the Northwest quarter of Section 9, 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 December 29, 1999 as Document Number 09202758, as amended from time to time, together with its undivided percentage interest in the common elements.