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Cook County Recorder

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### WARRANTY DEED

The Grantor, CAPITOL HILL LOFTS, INC., an Illinois corporation, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to James R. Reedy, not in the narrants in commen, but in joint tenancy, of Capitol Hill Lofts Condominium the following described leal estate situated in the County of Cook in the State of Illinois, to wit:

### [See Attached Exhibit A]

Grantor also hereby grants to Grantee(s), 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 Condominium Declaration and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the rescaining property described therein.

This Deed is subject to all rights, exserients, restrictions, conditions, covenants. and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

### **SUBJECT TO:**

- 1. Real Estate taxes not yet due and payable;
- The Illinois Condominium Property Act;
- 3. The Declaration of Condominium Ownership for Capitol Hill Lot's Condominium;
- 4. Covenants, conditions and restrictions and building lines of record;
- 5. Easements existing or of record;
- 6. Acts done or suffered by Grantee(s);
- 7. Existing leases of or licenses with respect to portions of the Common Elements, if any; and
- Special taxes or assessments or installations thereof, not due and payable.

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

Permanent Real Estate Index Number(s):17-16-118-001;17-16-118-002 17-16-500-035-8001;17-16-500-035-8002

Address(es) of Real Estate:

Residential Unit No.405 Parking Unit No.23 Capitol Hill Lofts Condominium Chicago, Illinois 60661

Dated this 27th day of July, 2000

CAPITOL HILL LOFTS, INC.,

An Illinois corporation

Its. President

STATE OF ILLINOIS) COUNTY OF COOK)

The Cook Colling St. I, the undersigned, a Notary Public in and for said County, in the State aforesaid. do hereby certify that Maurice Sanderman personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing insurement, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day July, 2000

Commission expires: January 1, 2004.

Notary Public

OFFICIAL SEAL M BAEZA

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:01/14/04

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#### **EXHIBIT A**

UNIT NUMBER <u>405</u> IN THE CAPITOL HILLS LOFT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OR PARTS OF LOFTS 1, 4, 5, AND 8 IN BLOCK 28 IN SCHOOL SECTION ADDITION TO CHICAGO SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTATCHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINUM RECORDED AS DOCUMENT NUMBER 00, 14, 26; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COOK COUNTY ILLINOIS.

THE RIGHT TO USE OF P23 A LIMITED COMMON ELEMENT. AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION.

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This instrument was prepared by:

Brian Meltzer MELTZER, PURTILL & STEELE 1515 East Woodfield Road Suite 250 Schaumburg, Illinois 60173 (847) 330-2400

AFTER RECOPDING, MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

James R Reedy 635 West Jackson #405 Chicago, IL 60661 James R Reedy 625 West Jackson #405 Chicago, IL 60661

