## **UNOFFICIAL COPY**

**WARRANTY DEED** 

THIS INDENTURE WITNESSETH,

That the Grantor, BLUE MOON
LOFTS, LLC, an Illinois limited
liability company, duly organized
and existing under and by virtue of
the laws of the State of Illinois and
duly authorized to transact business
in the State where the following
described real estate is located,

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Cook County Recorder

25.00



THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the som of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, CONVEYS and WARRANTS to Maureen Barron, whose address is 434 VI Diversey Pkwy., #2A, Chicago, Illinois, 60614.

the following described real estate, to-wit:

UNIT <u>B-501</u> IN BLUE MOON LOFTS CONDOMINIUM AND FARRING UNIT P-<u>45</u>, AS DELINEATED ON A SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECCEDED AS DOCUMENT # <u>60696706</u>, BEING A PORTION OF:

PARCEL 1:

LOTS 11 THROUGH 20, INCLUSIVE, IN THE S.S. HAYES SUBDIVISION OF PLOCK 24 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE VACATED NORTH AND SOUTH ALLEY LYING EASTERLY OF AND ADJOINING THE EASTERLY LINES OF LOTS 11, 14, 15, 18 AND 19 AND LYING WESTERLY OF AND ADJOINING THE WESTERLY LINES OF LOTS 12, 13, 16, 17 AND 20 ALL IN S.S. HAYES SUBDIVISION OF BLOCK 24 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 215 N. ABERDEEN STREET/212 N. CARPENTER STREET, CHICAGO, ILLINOIS

(HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS APPENDIX D TO DECLARATION OF CONDOMINIUM MADE BY BLUE MOON LOFTS, LLC, AND RECORDED 501.8 , 2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER OF COLOR TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

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BOX 333-CTI

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Grantor also hereby Grants to the Grantee, its successors an assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

SUBJECT TO: (c), general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act of Illino's (the "Act") and the Condominium Ordinance of the Chicago Municipal Code (the "Code"), including all amendments thereto; (c) the Declaration of Condominium and the bylaws of the Condominium Association including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes of assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to Closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee: (ii) utility easements, whether recorded or unrecorded; and (j) liens and other matters of title over which Chicago Title Insurance Company is willing to insure over without cost to Grantee.

Permanent Real Estate Index Numbers:

17-08-421-006-0000; 17-08-421-007-0000; 17-08-421-008-0000; and 17-08-421-009-0000

IN WITNESS WHEREOF, the Grantor has hereunty set its hand and seal this day of Symbox, 2000.

BLUE MOON LOFTS, LLC, an Illinois limited liability company

By: CONVERSION MARKETING &
MANAGEMENT, INC., an Illinois corporation
Its: Manager
By: President

STATE OF ILLINOIS = REAL ESTATE TRANSFER TAX | MOV3-'00 | DEPT. OF 2 4 5. 0 0 |

REAL ESTATE RANSACTION TAX
REVENUE

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STATE OF ILLINOIS )	
COUNTY OF COOK )	
Management, Inc., an Illinois corporat Illinois limited liability company, personal is subscribed to the foregoing instrume in person and acknowledged that he siftee and voluntary act, and as the free and purposes therein set forth; and acknowledge that he as custodian of the said corporate Seal of said corporation to	Public in and for the County and State aforesaid, do as <u>President</u> of Conversion Marketing & ion, as the Manager of Blue Moon Lofts, LLC, an ally known to me to be the same person whose name int as such <u>President</u> , appeared before me this day igned and delivered the said instrument as his own and voluntary act of said corporation, for the uses the said <u>President</u> did also then and there the Corporate Seal of said corporation, did affix the to said instrument as his own free and voluntary act, did corporation, for the uses and purposes therein set
Ox	ial Seal this the day of September, 2000.
Notary Public, State of Illinois	Notary Public  My commission expires 3/25/04
After Recording Mail to:	Send Suosequent Tax Bills to:
JOSEPH FRAMK MILITO, ESS.	MAURERIU BARRON
732 W. FULLERTON PRWY.	215 N. ABORDERN, UMIT B-50
CHILAGO T/ CO6/4	C WICAGO TI. (1807)

This Instrument was Prepared by: Horwood Marcus & Berk Chtd. Whose Address is: 333 W. Wacker Drive, Suite 2800, Chicago, Illinois 60606

