



00929737

1003010
10/25
Draft

**WARRANTY
DEED**
INDIVIDUAL

THIS INDENTURE, made as of this 20th day of November, 2000 between **1250 LLC, an Illinois limited liability company** ("Grantor") and **Robert R Falaguerra, Jr., an unmarried person** ("Grantee"), whose address is 111 West Maple Street, Apt. 904, Chicago, Illinois, 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, his/her successors and assigns, 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:

- 17-04-221-020-0000
- 17-04-221-021-0000
- 17-04-221-022-0000
- 17-04-221-023-0000
- 17-04-221-024-0000
- 17-04-221-025-0000
- 17-04-221-026-0000
- 17-04-221-027-0000
- 17-04-221-028-0000

Address of real estate:

Mail Tax Bills to: ➔

Unit No(s). 1012, P142
1250 North LaSalle Street
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, his/her successors and assigns forever.

Grantor also hereby grants to the Grantee, his/her 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.

Subject to: General real estate taxes not yet due and payable; easements, covenants, restrictions and building lines of record; encroachments, if any, which do not affect the use of the Unit(s) as a residence or parking space, as applicable; applicable City of Chicago zoning, condominium and building laws or ordinances; acts done or suffered by Purchaser; Condominium Property Act of Illinois; Declaration of Condominium and all amendments thereto; liens and other matters over which the title insurer provided for herein commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; and installments due after Closing for assessments levied pursuant to the Declaration.


THE TENANT OF THE UNIT CONVEYED HEREBY HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

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. 00679628. 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.

1250 LLC, an Illinois limited liability company


By: *Martin K. Blonder*
Martin K. Blonder, Fully Authorized Agent pursuant to Power of Attorney

CITY TAX		CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
		NOV. 28.00	0.160875
		# 000001860	FP326675


REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

THIS DOCUMENT WAS PREPARED BY:

Martin K. Blonder
Rosenthal and Schanfield
55 East Monroe Street
Suite 4620
Chicago, Illinois 60603

STATE TAX		STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
		NOV. 28.00	00214.50
		# 000002001	FP326703

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
		NOV. 28.00	00107.25
		# 000002002	FP326657

REVENUE STAMP

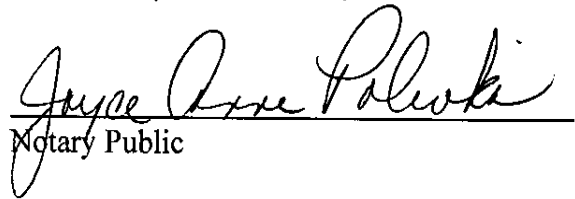
UNOFFICIAL COPY

00929737

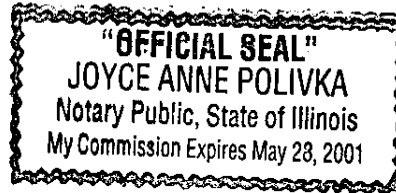
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Martin K. Blonder, duly authorized agent of 1250 LLC 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 20th day of November, 2000.

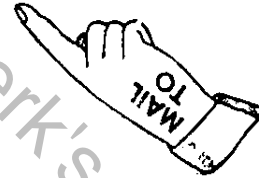

Notary Public

My Commission Expires:



AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

E. Christopher Caravette
Caravette & Associates, P.C.
One IBM Plaza, 330 North Wabash Ave., Ste. 2905
Chicago, Illinois 60611



Clerk's Office

UNOFFICIAL COPY

00929737

EXHIBIT A

Parcel 1:

Unit 1012 and Unit P142 in 1250 North LaSalle Condominium as delineated on and defined on the Plat of Survey of the following described parcel of real estate:

Parts of Lots 1 to 5 inclusive, in Dickinson, Muller and McKinlay's Subdivision of Sub-lot 21 in the Resubdivision of Lot 43 (except the North 120 feet thereof) and of Sub-lots 1 to 21 both inclusive in Reeve's Subdivision of Lots 44, 47, 48, 57 and 58 inclusive in Bronson's Addition to Chicago; and the East 101 feet of Lots 59 and 60 in said Bronson's Addition, in the Northeast $\frac{1}{4}$ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, (except, however, that part of said premises lying between the West line of LaSalle Street and a line 14 feet West of and parallel with the West line of North LaSalle Street) in Cook County, Illinois.

ALSO

Parts of Lots 15 to 20 inclusive, in the Resubdivision of Lot 43 (except the North 120 feet thereof) and of Sub-lots 1 to 21, both inclusive, in Reeve's Subdivision of Lots 44, 47, 48, 57 and 58 in Bronson's Addition to Chicago, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, (except, however, from said premises that part thereof lying between the West line of North LaSalle Street and a line 14 feet West of and parallel with the West line of North LaSalle Street, conveyed to the City of Chicago by Quit Claim Deed dated November 19, 1931 and recorded December 22, 1931 as Document Number 11022266) in Cook County Illinois.

which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 25, 2000 as Document Number 00745214, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcel 1 for air rights as disclosed by Declaration of Easements and Restrictions dated September 5, 2000 and recorded September 15, 2000 as Document Number 00718025 made by 1250 LLC, an Illinois limited liability company.