

WARRANTY DEED STATUTORY (ILLINOIS)

(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

00944809 7/27/0017 33 001 Page 1 of 2 2000-12-04 09:34:46 Cook County Recorder 23.50



THE GRANTOR, 700 North Kingsbury L.L.C., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: James T. McGuire, James S. McGuire, and Karin H. McGuire, 1216 N. Dearborn St, #3B, Chicago, not as Tenants in Common, but as JOINT TENANTS with rights of survivorship

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: 01003149 10PZ SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s): 17-09-118-001; 17-09-118-002; 17-09-118-010; 17-09-118-011; 17-09-500-004

Address of Real Estate: 520 W. Huron/521 W. Superior, Unit 121/GU-48/S-17 Chicago, Illinois (above space for recorder only)

SUBJECT TO: 1) real estate taxes not yet due and payable; 2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; 3) applicable zoning and building laws or ordinances; 4) reservation by the Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declarations including any and all amendments and exhibits thereto; 5) provisions of the Condominium Property Act of Illinois; 6) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and 7) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 28th day of November 2000.

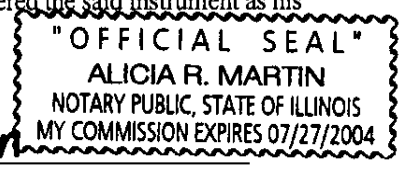
700 North Kingsbury, L.L.C. BY: Enterprise Kingsbury, L.L.C., a Manager BY: Ronald B. Shipka, Jr., its Managing Member

State of Illinois ) ) ss County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., Managing Member of Enterprise Kingsbury, L.L.C., a Manager of 700 North Kingsbury L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 28th day of November, 2000.

Alicia R. Martin Notary Public



My commission expires 7/27/2004

This Instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.

Mail to: Michael R. Collins 332 S. Michigan Ave., Ste. 605 Chicago, IL 60604

Send subsequent tax bills to: James T., James S. and Karin McGuire 520 W. Huron/521 W. Superior Unit 121 Chicago, IL 60610

# UNOFFICIAL COPY

00944809

## Legal Description

### PARCEL 1:

UNIT 121 AND GU-48 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIVER NORTH COMMONS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 09066756 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


### PARCEL 2:


THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER NUMBER S-192, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 09066756.


"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 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."

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	DEC. - 4.00	# 000001899	REAL ESTATE TRANSFER TAX
				0172875

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	DEC. - 4.00	# 000002043	REAL ESTATE TRANSFER TAX
				0023050

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	DEC. - 4.00	# 000002046	REAL ESTATE TRANSFER TAX
				0011525