

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR

Robert J. Buford, a single man, never married, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, WARRANTS and CONVEYS to

0001008816

8127/0148 27 001 Page 1 of 4

2000-12-26 11:21:47

Cook County Recorder

27.00



0001008816

Planned Realty Group, Inc., and Illinois Corporation, and Robert J. Buford, a single man, never married
1333 North Kingsbury St., Suite 301, Chicago, Illinois 60622

3-JW
MY
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See Exhibit A attached hereto and made part hereof (the "Real Estate").

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described Real Estate the rights and easements for the benefit of said Real Estate set forth in that certain 800 North Michigan Condominium Declaration of Condominium ("Declaration") aforesaid. 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.

Together with all and singular the hereditments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditments and appurtenances: TO HAVE AND TO HOLD the Real Estate as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except for those items listed on Exhibit A attached hereof (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate.

MAIL TO:

Michael A. Harris, Esq.
(Name)

1333 North Kingsbury, Suite 301
(Address)

Chicago, IL 60622
(City, State & Zip)

SEND SUBSEQUENT TAX BILLS TO:

Planned Realty Group, Inc., an Illinois corporation and
Robert J. Buford
(Name)

1333 North Kingsbury St., Suite 301, Chicago, Illinois 60622
(Address) (City, State & Zip)

888409 CUSACK 1092

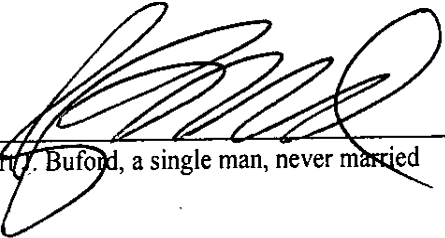
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BOX 333-CTT

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In Witness Whereof, said Grantor has signed its name to these presents this 31st day of October 2000.



Robert J. Buford, a single man, never married

STATE OF ILLINOIS, COUNTY OF COOK, I the undersigned, a Notary Public, in the County and State aforesaid, DO HEREBY CERTIFY, THAT Robert J. Buford 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 severally acknowledged that he signed for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of October 2000.

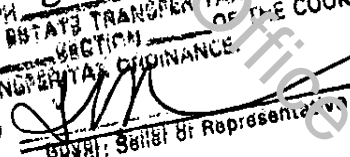


NOTARY PUBLIC



Commission expires Sept. 9, 2003

This instrument was prepared by Michael A. Harris, 1333 N. Kingsbury St., Suite 301, Chicago, Illinois 60622

EXEMPT FROM TAXATION UNDER THE PROVISION
OF PARAGRAPH 5 SECTION 3 OF THE
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND
PARAGRAPH 5 SECTION 3 OF THE COOK
COUNTY TRANSFER TAX ORDINANCE.
10-31-00 
Date Buyer, Seller or Representative

0001008816

UNOFFICIAL COPY
EXHIBIT A TO WARRANTY DEED

PARCEL 1: UNIT NUMBER 65PH IN 800 NORTH MICHIGAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 7, 8 AND 9 IN THE PARK TOWER SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3 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 AS DOCUMENT NUMBER 00584660, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) P-55, P-70 and P-71 LOCATED IN THE "GARAGE PROPERTY" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE CS-82, LOCATED IN THE "RESIDENTIAL STORAGE AREA" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 4: EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS MORE PARTICULARLY DESCRIBED AND DEFINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AND BETWEEN PARK HYATT TOWER ASSOCIATES AND PARK TOWER, L.L.C. RECORDED AS DOCUMENT NUMBER 00584657, WHICH ARE APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID.

This deed is subject to the following permitted exceptions:

- (1) general real estate taxes and assessments not due and payable at the time of closing;
- (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) the Declaration of Condominium Ownership and By-laws, Easements, Restrictions and Covenants for 800 North Michigan Condominium Association, including all amendments and exhibits thereto;
- (4) the terms and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto;
- (5) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto and/or the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto;
- (6) covenants, conditions, and restrictions of record;
- (7) applicable zoning and building laws, ordinances and restrictions;
- (8) roads and highways, if any;
- (9) limitations and conditions imposed by the Act;
- (10) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle;
- (11) matters over which the Title Company is willing to insure;
- (12) acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Grantee;
- (13) Grantee's mortgage, if any; and
- (14) Leases, licenses and management agreements affecting the Parking Space(s), if any, and /or the Common Elements.

Address of the Real Estate: The Park Tower Condominiums
800 North Michigan Avenue, Unit 65PH, Chicago, Illinois 60611

PIN#s: 17-03-231-002; -003; -004; -005; -008 (affects subject property and other land).

UNOFFICIAL COPY
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/31, 20~~00~~00 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this 31st day of October
2000

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/31, 20~~00~~00 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Notary
this 31st day of October
2000

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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