

UNOFFICIAL COPY

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2001-01-24 13:43:09
Cook County Recorder 27.00

This Document Prepared By:
Invsco Group, Ltd.
1030 North Clark Street, #300
Chicago, Illinois 60610

Address of Real Estate:
3660 N. Lake Shore Drive
Unit 411, N/A, and N/A
Chicago, Illinois 60613



0010061028

WARRANTY DEED

The GRANTOR, **New York Residential, LLC**, an Illinois limited liability company, 505 North Lake Shore Drive, Suite 211, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other goods and valuable considerations in hand paid, does hereby Convey and Warrant to the GRANTEE, **Elaine Theson** having an address of **127 S. Scott #2103, Chicago, IL 60613** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 411 AND PARKING UNIT(S) N/A AND N/A IN THE NEW YORK PRIVATE RESIDENCES, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS OF PINE GROVE SUBDIVISION OF THE NORTHWEST FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER [REDACTED], AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS AND EGRESS EASEMENT RECORDED AS DOCUMENT NUMBER [REDACTED], RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT RECORDED AS DOCUMENT NUMBER [REDACTED] AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER [REDACTED]

See Attached Legal

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER [REDACTED]

P. I. N. #: 14-21-110-040-0000 (affects the captioned units and other property)

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, IT 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.

(A) THE TENANT, IF ANY, OF UNIT(S) 411, N/A, and N/A HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

BOX 333-CT1


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788 2348

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

 JAN. 23. 01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002323

REAL ESTATE TRANSFER TAX
0012350
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 JAN. 23. 01


REVENUE STAMP

0000002324

REAL ESTATE TRANSFER TAX
0006175
FP 102802

CITY TAX

CITY OF CHICAGO

 JAN. 23. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001214

REAL ESTATE TRANSFER TAX
0092625
FP 102805

Subject to: General real estate taxes not yet due and payable at the time of closing; special taxes or assessments for improvements not yet completed after the Contract Date; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the New York Private Residences Condominium Association (the "Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois (the "Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 13 day of Dec, 2000.

NEW YORK RESIDENTIAL, LLC,
an Illinois limited liability company

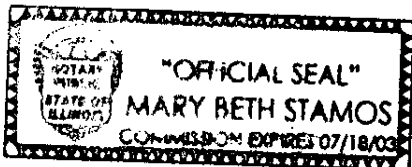
BY: New York Consultants, Inc.,
an Illinois corporation, its Manager

BY: Nicholas V. Gouletas (Seal)
NAME: Nicholas V. Gouletas
ITS: Vice President

State of Illinois
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of New York Consultants, Inc., being a member of New York Residential, LLC, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13 day of Dec, 2000.



Mary Beth Stamos
Notary Public

After recording, please mail to:

ELEANOR THESON
1 E. SCOTT 2103
CHGO, IL 60610

Please send subsequent tax bills to:

SAME

0010061028

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT(S) 411 AND N/A AND N/A IN THE NEW YORK PRIVATE RESIDENCES, A CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS OF PINE GROVE SUBDIVISION OF THE NORTHWEST FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00973568, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS AND EGRESS EASEMENT RECORDED AS DOCUMENT NUMBER 00973568, RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT RECORDED AS DOCUMENT NUMBER 00973567 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00973567.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00973568 P.I.N. 14-21-110-040-000 (AFFECT THE PROPERTY IN QUESTION AND OTHER PROPERTY)

"Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described real estate, the rights and easements 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.

(A)The Tenant, if any, of the above Unit(s) has waived or has failed to exercise the right of first refusal; (B) the tenant of the unit had no right of first refusal; or (C) the Purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

ELAINE THESON
1 E. SCOTT 2103
CHGO, IL. 60610

SAME