

UNOFFICIAL COPY

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2001-03-02 09:41:24
Cook County Recorder 23.00

Special Warranty Deed
Statutory (Illinois)
Corporation to Individual



The GRANTOR, **The Apex Group, L.L.C.**,
an Illinois Limited Liability Company,

1903027 CTIC Ave Lot 7 No Assin

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

2 JH

Scott T. Palmer of 2238 Ridgewood, Highland, Indiana 46322

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Units Nos. 3A and P-24 in the 111 Madison Condominium as delineated on a survey of the following described real estate: Lots 1 through 6 in S. S. Hayes Subdivision of Block 2 in Canal Trustees Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document number 0010048784 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The (exclusive) right to the use of S-7, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 0010048784.

SUBJECT TO: General real estate taxes for 2000 and thereafter.

Permanent Real Estate Index Number(s): 17-17-200-017-0000; 17-17-200-018-0000;
17-17-200-019-0000; 17-17-200-020-0000;
17-17-200-021-0000; 17-17-200-022-0000 (affects underlying land)

Address(es) of Real Estate: 1111 W. Madison, Unit 3A, Chicago, Illinois 60607

Grantor also hereby grants to the Grantee, its successors and assigns, rights and easements appurtenant to the above 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 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.

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

FEB. 27. 01

CITY OF CHICAGO

0000002034

REAL ESTATE TRANSFER TAX	0217875	Fp 102805
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BOX 333-CTI

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager, this 21st day of February, 2001.

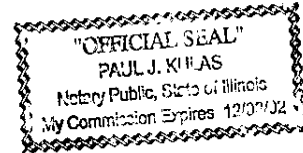
THE APEX GROUP, L.L.C.

By: Jerry Kulas
Member/Manager

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 Jerry Kulas, personally known to me to be the Member/Manager of The Apex Group, L.L.C., and 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 as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth


Given under my hand and seal, this 21st day of February, 2001.




Commission expires: 12-8-2002

Paul J. Kulas
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622

STATE TAX	STATE OF ILLINOIS	# 0000003939	REAL ESTATE TRANSFER TAX
	 FEB. 27. 01		0029050
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808

COUNTY TAX	COOK COUNTY	# 0000003939	REAL ESTATE TRANSACTION TAX
	 FEB. 27. 01		0014525
	REVENUE STAMP		FP 102802

Mail to:

Thomas M. Hester, Esq.
6774 N. Northwest, Suite 2D
Chicago, Illinois 60631

Send subsequent tax bills to:

Scott T. Palmer
1111 W. Madison, Unit 3A
Chicago, Illinois 60607

02 FEB 2001