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THIS INDENTURE, made this
2nd day of February,
2001 between MADISON

MONROE L.L.C., 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,
party of the first part, and, Peter G.

Venetsanakos, a single man, 203 S.
Sangamon, #108, Chicago, IL, party of the
Second part, WITNESSETH, that the party
of the first part, for and in consideration of
the sum of Ten and 00/100 (\$10.00) dollars
and good and valuable consideration in

hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the
Manager of grantor, by these presents does REMISE, RELEASE, ALVIN AND CONVEY unto the party of the second
part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and
State of Illinois known as and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,
the reversion and reversions, remainder and remainders rents, issues and profits thereof, and all estate, right, title,
interest, claim or demand whatsoever, of the party of the first part, either in law or equity, 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of
the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises
hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT
AND DEFEND, subject to: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet
completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall
rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-17-105-013, 17-17-105-017, & 17-17-105-029

Address of Real Estate: 15 S. Throop, Unit 307, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its
Manager, the day and year above written.

MADISON MONROE L.L.C.
an Illinois limited liability company

By: 
Its: Vice President of Manager



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LEGAL DESCRIPTION:

UNOFFICIAL COPY

0010120886

PARCEL ONE:

UNIT NO. 3-307 IN 15 S. THROOP CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 1 AND 2 IN SUBDIVISION OF SUB-LOTS 13 TO 17 AND PART OF ALLEY IN SUB-LOT 6 OF BLOCK 3 OF CANAL TRUSTEES' SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, [EXCEPT THEREFROM THE SOUTH 95.46 FEET], IN COOK COUNTY, ILLINOIS, AND LOTS 8 THROUGH 12, INCLUSIVE, IN MCCORMICK'S SUBDIVISION OF LOT 6 OF BLOCK 3 OF CANAL TRUSTEES' SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378.

Property of Cook County Clerk's Office