SPECIAL WARRANTY DELINOFFICIAL COMPOSITION OF Page 1

2001-02-16 14:32:18

Cook County Recorder

25.50

THIS INDENTURE, made this and 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, WITNESETH, 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, ALEIN AND CONVEY unto the party of the second part, and to their heirs and assigns FORFVER, 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 reats, 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. Pair 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

Its: Vice President of Manager

## **UNOFFICIAL COPY**

0010130886

STATE OF ILLINOIS	)				
	)	SS.			
COUNTY OF COOK	)				

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr., as Vice President of Manager of Madison Monroe L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this day of Februar, 2001.

200 OF My Commission Expires:

This instrument was prepared by:

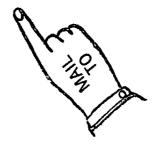
Thrush Realty 357 V Chicago Avenue Chicago, IL 60610

NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 08/13/2003

Mail To: PETER G. VENETSANAKUS 203 S. SANGAMON (190, ILL 60601

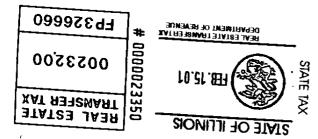
Scod Subsequent Tax Bills To:

Peter Ventsanakos 15 S. Teroop #307 Chicago, I'L 60 607





Real Estate



02/15/2001 14:52 Batch 05054 83 00.047,18 242386 ransfer Stamp Dept. of Revenue City of Chicago

LEGAL DESCRIPTION UNOFFICIAL COPY 0130886

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 OCCUMENT 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 THE.

Or Cook County Clarks Office ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001007378.