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2001-03-16 13:39:54
Cook County Recorder 27.50

00-0232

Prepared by and Mail to:
Elizabeth O'Loughlin
Madison Monroe, L.L.C.
357 W. Chicago Avenue
Chicago, IL 60610
312-787-5580



mail to:
Theodore Nicolai
1330 W. Monroe #304
Chicago, IL 60607



GRANT OF LIMITED COMMON ELEMENT

This Grant of Limited Common Element made this 8 of January, 2001, by Madison Monroe, L.L.C., an Illinois limited liability company ("Grantor")

WITNESSETH:

WHEREAS, there has been submitted to the Illinois Condominium Property Act pursuant to a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Block Y Condominium Association recorded in the Office of the Recorder of Cook County, Illinois as Document No. 00326804, as amended from time to time (herein "Declaration"), a parcel of real estate which is legally described on Exhibit A attached hereto and by this reference made a part hereof ("Submitted Parcel"); and

WHEREAS, Grantor has conveyed condominium units created under the Declaration to individual purchasers, including the conveyance of **Unit 304** to Theodore Nicolai & Deborah Nicolai (herein "Grantee"), which unit is legally described in Exhibit B attached hereto and by this reference made a part hereof (herein "Grantee's Parcel"); and

WHEREAS, Grantor desires to grant to Grantee an Exclusive Parking Use as that term is defined in the Declaration, for a parking space located on a portion of the Submitted Parcel which Exclusive Parking Use shall be a Limited Common Element appurtenant to the Grantee's Parcel.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, for itself, its successors, grantees and assigns hereby declares as follows:

1. Grantor hereby grants to Grantee, his heirs, executors, administrators, successors and assigns, as a Limited Common Element appurtenant to the Grantee's Parcel, an Exclusive Parking Use for parking purposes in and to **Parking Space No. 2-W-20** as defined and set forth in the Declaration and in the Survey attached hereto.
2. The rights and interests herein granted and created shall be subject to the provisions of the Declaration and shall run with the land and shall inure to the benefit of and be binding upon all present and future owners, purchasers, mortgages, tenants, occupants and any persons acquiring any interest in the Grantee's Parcel. Reference to the rights hereby created and imposed in any deed or instrument of conveyance, lease, mortgage, trust deed or other evidence of obligations with respect to the Grantee's Parcel, shall be sufficient to grant such rights and interests to the respective grantees, lessees, mortgages, or trustees, as fully and completely as though such rights and interests were recited fully and set forth in their entirety in any such document.

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IN WITNESS WHEREOF, Grantor has executed this Grant of Limited Common Element as of the day and year first above written.

Madison Monroe, L.L.C., an Illinois limited liability company

By: [Signature]
Vice President of Manager

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 the 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 he 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 8 day of January, 2001.

[Signature]
Notary Public

My Commission Expires: _____

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000878566	REAL ESTATE TRANSFER TAX
	REVENUE STAMP HAR. 16.01		00008.75
			FP326670



REAL ESTATE TRANSFER TAX	# 0000023963	STATE OF ILLINOIS
00017.50		DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX HAR. 16.01
FP326660		STATE TAX

City of Chicago
Dept. of Revenue
246953
03/16/2001 12:59
Batch 01849

Real Estate
Transfer Stamp
\$131.25

EXHIBIT A

TO

GRANT OF LIMITED COMMON ELEMENT

Submitted Parcel

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 2-W-20: A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #00326804 IN LOTS 1 AND 2 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

EXHIBIT B

TO

GRANT OF LIMITED COMMON ELEMENT

Grantee's Parcel

LEGAL DESCRIPTION:

UNIT NUMBERS 1330-~~304~~, IN BLOCK Y CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 6, 7, 8, 9, AND 10 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 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 00326804, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: 1330 W. Monroe, Unit 304, Chicago, IL 60607

P.I. N.: 17-17-103-005 & 006, AND 17-17-104-004 & 005, 17-17-105-008