202/6/6/MOFFICIAL COPP\$41054

WARRANTY DEED

THE GRANTOR OGDEN PARTNERS MADISON, LLC., an Illinois Limited Liability Company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

1781/0036 53 001 Page 1 of 2001-04-26 11:20:29 Cook County Recorder



Todd Phillips and Laura Strutz, 873 W. Lill Avenue, #B1, Chicago, Illinois 60614-2372. as joint tenants with right of survivorship, not as tenants in common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description). SUBJECT TO: General taxes for 2000 and subsequent years.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 17-17-206-001-0000

Address: 949 W. Madison Street, Unit B-601 and PB-11, Chicago, IL 60607

hereby releasing and waiving all rights under and by virtue of the homestead Exemption Laws of the State of Illinois.

No Tenant had any right of first refusal or option to purchase

Dated: March 30, 2001

City of Chicago

Dept. of Revenue

249570

04/26/2001 10:30 Batch 14649 11

Real Estate

Transfer Stamp

\$2,865,00

OGDEN PARTNERS MADISON, LLC.

By: Ogden Partners, Inc. (ka Ogden Partners North, Inc., Manage

Mark R. Ordower, President

This Instrument prepared by: Mark Ordower, 939 W. Madison, #503, Chicago, IL 60607

FP326660

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STATE OF ILLINOIS

COOK COUNTY ESTATE TRACISACTION TAX

REVENUE STAMP

APR.26.01

0019100

REAL ESTATE

TRANSFER TAX

FP326670

UNOFFICIAL COPY
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 Mark R. Ordower, personally known to me to be the President of Ogden Partners, Inc. fka Ogden Partners North, Inc., Manager of Ogden Partners Madison, L.L.C., an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set form Given under they hand and official seal, this 20 day of March, 2001. OFFICIAL SEAL O
MAIL DEED TO: SEND SUBSEQUENT TAX BILLS TO:
949 W. Madison unit B-601 949 W. Madison unit B-601

UNOFFICIAL COPY

LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBERS B-601 and PB-11 IN THE MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCHAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 14, 15 AND 16 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, PANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99831947, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIN IDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR FURTHER GRANTS TO GRANTFE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERF, RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Index Nos:

17-17-206-001-0000

Commonly Known As: 949 W. Madison Street, Unit B-601 and PB-11, Chicago, Illinois