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2001-04-26 11:20:29  
Cook County Recorder 25.50



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:

Todd <sup>A</sup>Phillips and Laura <sup>L</sup>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



Real Estate  
Transfer Stamp

249570

\$2,865.00

04/26/2001 10:30 Batch 14649 11

OGDEN PARTNERS MADISON, LLC.  
By: Ogden Partners, Inc. (aka Ogden  
Partners North, Inc., Manager)

By:   
Mark R. Ordower, President

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

FP 326660  
0038200  
REAL ESTATE  
TRANSFER TAX

# 0000024813

STATE OF ILLINOIS  
APR. 26. 01  
STATE TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
APR. 26. 01  
REVENUE STAMP

58015000000 #  
REAL ESTATE  
TRANSFER TAX  
0019100  
FP 326670



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## 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 PRINCIPAL 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, RANGE 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 UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR FURTHER GRANTS TO GRANTEE, 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 WERE 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