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1662/0166 90 001 Page 1 of 6

2001-04-20 15:23:30

Cook County Recorder

31.50

Property of Cook County Clerk's Office

WARRANTY DEED

The GRANTOR,

Donald Carlson,

of the Village of Northbrook, County of Cook, State of Illinois in and for consideration of Ten and no/100 -----(\$10.00)-----Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS ~~Grant~~ ^{except} under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act?

The GRANTEE:

1/27/01 _____
Date Buyer, Seller or Representative

Donald M. Carlson Revocable Trust u/a/d Sept.11, 2000, Donald M. Carlson, Trustee, or his successor or successors in trust

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium recorded 1/7/2000 as Document No. 00021064 and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings,

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0010326760 Page 2 of 6

improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

Part of Permanent Index Nos: 17-15-107-014, 015, 016

Address of Real Estate: Unit 1802, 330 South Michigan Avenue, Chicago, Illinois

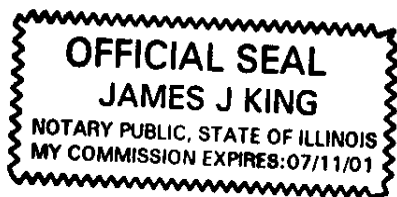
IN WITNESS WHEREOF, the Grantor has hereto set her hand and seal this 27 day of JANUARY, 2001.

Donald M. Carlson (SEAL)
Donald M. Carlson

STATE OF ILLINOIS, County of LAKE SS. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald M. Carlson is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, or the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of JANUARY, 2001.

James J King
Notary Public



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0010326760

Page 3 of 5

This instrument was prepared by: Deborah Lust Zaluda, Deborah Lust Zaluda, P.C., 636 Pleasant Avenue, Highland Park, Illinois 60035

After recorded mail to:

Donald M. Carlson
2155 Second Street
Northbrook, Illinois 60062

Send subsequent tax bills to:

Donald M. Carlson
2155 Second Street
Northbrook, Illinois 60062

Property of Cook County Clerk's Office

0010326760 Page 3 of 6

Property of Cook County Clerk's Office

part of PINs 17-15-107-014, 015 and 016
Commonly known as Unit 1802
330 South Michigan Avenue
Chicago, Illinois 60604

SUBJECT TO: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, easements and agreements of record; including, without limitation that Certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements, dated 1-3-00 recorded as Document Number 00021057 with the Recorder of Deeds of Cook County, Illinois; Operating Agreement which Grantee, by acceptance of this conveyance, accepts and ratifies; (j) Redevelopment Agreement with the City of Chicago whether recorded before or after the date hereof; and (k) liens and other matters of title over which the Near North National Title Corporation is willing to insure without cost to Grantee.

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LEGAL DESCRIPTION

Parcel 1:

Unit No. 1802 in the 330 South Michigan Avenue Condominiums, as delineated on and defined on the plat of Survey of the following described parcel of real estate:

All of Lots 2, 2A, 2A*, 2G and Lot 3, in 330 South Michigan Subdivision, being a subdivision of part of fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, excepting therefrom that part of Lot 2 aforesaid having as a lower limit a horizontal plane of elevation +264.71 feet, Chicago City Datum, and having as an upper limit a horizontal plane of elevation +276.70 feet, Chicago City Datum, and excepting that part of Lot 2A* aforesaid having as a lower limit a horizontal plane of elevation +264.71 feet, Chicago City Datum, and having as an upper limit a horizontal plane of elevation +310.00 feet, Chicago City Datum*, in Cook County, Illinois.

Note:

Lots marked thus "*" are not bound by physical structures and are defined by the horizontal dimensions shown and by the elevation limits posted on said Plat of Subdivision,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded 1-7-00, ~~1999~~ as Document No. 00021014, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement Appurtenant to and for the benefit of Parcel 1 for ingress and egress for passage of passenger vehicles and pedestrians to the garage as granted by the Grant of Easement from 332 South Michigan Avenue Office, L.L.C., a Delaware Limited Liability Company, dated 1-3-00 and recorded 1-7-00 as Document Number 00021056 in, over, across and through the easement premises described in said Grant of Easement.

Parcel 3:

The exclusive right to the use of Parking Space Number N/A, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Parcel 4:

The exclusive right to the use of Imagination Room Number N/A, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Grantor also hereby grants to the grantee, its 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 Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

*ACCORDING TO THE PLAT THEREOF RECORDED 1-7-00 AS DOCUMENT NUMBER 00021051

STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/27/01, ~~20~~

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 27th day of January, ~~20~~ 2001



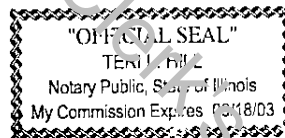
[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1/27/01, ~~20~~

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 27th day of January, ~~20~~ 2001



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)