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WARRANTY DEED
STATUTORY (ILLINOIS)

2434/0046 49 001 Page 1 of 2
2001-05-24 11:54:45
Cook County Recorder 23.50

(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

WVC MTC 2031264

THE GRANTOR, Lakeview Commons, LLC, an Illinois
Limited Liability Company, of the City of Chicago, State of
Illinois for and in consideration of the sum of TEN (\$10.00)
and 00/100 DOLLARS and other good and valuable
consideration, in hand paid, CONVEY AND WARRANT TO:
Richard P. Wexner



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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND
MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
14-30-403-21-0000; 14-30-403-022-0000; 14-30-403-023-
0000; 14-30-403-024-0000; 14-30-403-025-0000; 14-30-403-
026-0000; 14-30-403-029-0000, 14-30-403-052-0000

Address of Real Estate: 2758 N. Paulina, Unit 2758
Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) Real Estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building law or ordinances; (4) provisions of the Illinois Condominium Property Act; (5) acts done or suffered by Grantee, or anyone claiming by, through, or under Grantee; (6) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage; (7) the Condominium Declaration, the Homeowners Declaration and the Umbrella Declaration; (8) Easements for ingress and egress over the Property; (9) covenants, conditions and restrictions of record.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this
May 16, ~~2000~~ 2001

Lakeview Commons, LLC

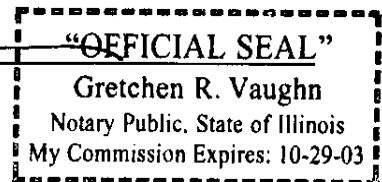
BY: *Ronald B. Shipka, Jr.*
Ronald B. Shipka, Jr., A Manager

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 Ronald B. Shipka, Jr., as Manager of Lakeview Commons, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this May 16, ~~2000~~ 2001

Gretchen R. Vaughn
Notary Public



My commission expires: 10.29.03

This Instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.

Mail to: Harold Dembo Drive
333 Wacker Drive, Ste. 1800
Chicago, IL 60606

Send subsequent tax bills to: 2758 N. Paulina
Chicago, IL 60614

23

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Legal Description

UNIT 2758 IN LAKEVIEW COMMONS TOWNHOME CONDOMINIUM AS DELINIATED ON A SURVEY OF THE FOLLOWING 2 PARCELS OF REAL ESTATE:

PARCEL 1:

LOT 1 IN DIVERSEY-PAULINA HOMES SUBDIVISION BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 12.0 FEET OF THE WEST HALF OF VACATED N. HERMITAGE AVENUE, LYING SOUTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 1.06 FEET OF LOT 2 AND LYING NORTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF THE NORTH 70.0 FEET OF SAID LOT 2 IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00906723, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PINS: 14-30-403-21-0000; 14-30-403-022-0000; 14-30-403-023-0000; 14-30-403-024-0000; 14-30-403-025-0000; 14-30-403-026-0000; 14-30-403-029-0000; 14-30-403-052-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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."

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

City of Chicago
Dept. of Revenue
254617
05/24/2001 09:43 Batch 11866 28



Real Estate
Transfer Stamp
\$3,825.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY 24 2001
REVENUE STAMP

0000053335
REAL ESTATE
TRANSFER TAX
0025500
FP326670

FP326669
0051000
REAL ESTATE
TRANSFER TAX
0000027962

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 24 2001
STATE TAX

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11

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