

WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

UNOFFICIAL COPY



THE GRANTOR, Wells Street, 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:
Buyer NAME AND ADDRESS, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: Melanie Cary, 550 W. Surf, #106, Chicago, IL 60657

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
17-04-220-025; 17-04-220-027; 17-04-220-035; 17-04-220-040; and 17-04-220-041

Address of Real Estate: 1212 N. Wells St., Unit 706, S-75
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 laws or ordinances; (4) reservation by the Seller (as hereinafter defined) to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declarations including any and all amendments and exhibits thereto; (5) provision of the Condominium Property Act of Illinois; (6) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this June 27, 2001.

2032908
MERCURY TITLE COMPANY, LLC
107 348V

Wells Street, LLC
BY: 1214 N. Wells, LLC, its Manager

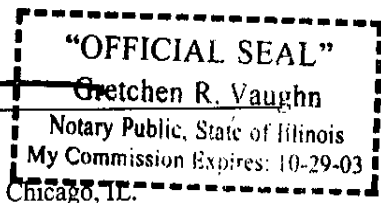
BY: [Signature]
Robert D. Mosky, Manager

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 Robert D. Mosky, as Manager of 1214 N. Wells 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 June 27, 2001

[Signature]
Notary Public



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

Mail to: Anthony Klytta
5680 N. Elston Ave.
Chicago, IL 60646

Send subsequent tax bills to: Melanie Cary
1212 N. Wells, Unit 706
Chicago, IL 60610



UNOFFICIAL COPY

FP 326669
0030050
REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE
STATE TAX
JUL.-2.01
STATE OF ILLINOIS

LEGAL DESCRIPTION

PARCEL 1:

UNIT 706 IN THE NEAPOLITAN CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 193 AND THAT PART OF THE EAST 1/2 OF THE SOUTH 200 FEET OF LOT 196 LYING NORTH OF THE SOUTH 132.0 FEET THEREOF IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, THE EAST 43 FEET OF THE WEST 1/2 OF LOTS 194 AND 195 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

THE NORTH 28.0 FEET OF LOT 1 IN ASSESSOR'S DIVISION OF LOTS 194 AND 195 OF BRONSON'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 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 0010417693, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKERS 3-75, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010417693.

- PIN# 17-04-220-005
- 17-04-220-027
- 17-04-200-035
- 17-04-200-040
- 17-04-200-041

"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."

City of Chicago
Dept. of Revenue
254820



Real Estate
Transfer Stamp
\$2,253.75

07/02/2001 10:38 Batch 06579 16

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL.-2.01

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0015025
FP326670

0010581730 Page 2 of 2