

2033156

UNOFFICIAL COPY

0010586605

2001-07-03 11:17:04
Cook County Recorder 25.50



WARRANTY DEED

THE GRANTOR **OGDEN PARTNERS BUENA, 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:

Peter G. Hillsman, 851 W. Gunnison Street, Apt. P, Chicago, Illinois 60640, 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.: 14-17-404-002-0000 and 14-17-404-034-0000

Address: 1005 W. Buena Avenue, Unit 1005-3E, LP-5 and UP-17, Chicago, IL 60613

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: June 29, 2001

OGDEN PARTNERS BUENA, LLC
By: Ogden Partners, Inc. fka Ogden Partners North, Inc., Manager

By: *Mark Ordower*
Mark R. Ordower, President

This Instrument prepared by: Mark Ordower, 939 W. Madison, #603, Chicago, IL 60607

Property of Cook County Clerk's Office

3m

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

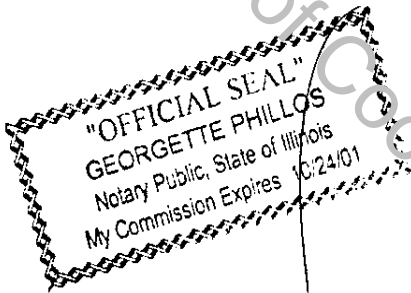
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. -3.01
REVENUE STAMP

77995000008-#

REAL ESTATE TRANSFER TAX
0016850
FP326670

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 Buena LLC, 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 forth.

Given under my hand and official seal, this 29 day of June, 2001.



Georgette Phillos
Notary Public

STATE OF ILLINOIS
STATE TAX
JUL. -3.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0033700
FP326669
0000029767

MAIL DEED TO:

Daniel F. Hofstetter, Ltd.
1701 E. Lake Ave., #160
Chicago, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Peter G. Hillsmann
1005 W. Buena, #3E
Chicago, IL 60613

City of Chicago
Dept. of Revenue
254972



Real Estate
Transfer Stamp
\$2,527.50

07/03/2001 09:39 Batch 14303 3

0010586605

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 1005-3E, LP-5 AND UP-17 IN BUENA VISTA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND THE EAST 40 FEET OF LOT 29 TAKEN AS A TRACT (EXCEPT THE EAST 7 FEET OF LOTS 1, 2, AND 3 WHICH WERE CONDEMNED BY THE CITY OF CHICAGO FOR STREET PURPOSES AND EXCEPT THAT PART OF SAID TRACT BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26 MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 89 DEGREES, 33 MINUTES, 09 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62 FEET TO THE PLACE OF BEGINNING ALL IN BLOCK 7 IN BUENA PARK SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1887 IN BOOK 25 OF PLATS, PAGE 28, AS DOCUMENT 840097, IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010448652, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

Commonly Known As: 1005 W. Buena Street, Unit 1005-3E and LP-5 and UP-17
Chicago, Illinois

Permanent Index Numbers: 14-17-404-002-0000 and 14-17-404-034-0000

UNOFFICIAL COPY

Property of Cook County Clerk's Office