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2001-07-05 09:30:29

Cook County Recorder 25.50



0010590068



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY

01011080 10f4/A

THE GRANTOR(S), 1429 North Wells, L.L.C., a limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Timothy F. Kilbourne, single, (GRANTEE'S ADDRESS) 1555 N. Sandburg Terrace, #515, Chicago, Illinois 60610 of the County of Cook, all interest in 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

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2000 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-04-205-016-0000, 17-04-205-017-0000, 017-04-205-052-0000

Address(es) of Real Estate: 1429 North Wells, Unit 304, Chicago, Illinois 60610

Dated this 2nd day of July, 2001

1429 North Wells, L.L.C., a limited liability company

By: Charles [Signature]  
Member

Attest \_\_\_\_\_  
Member

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT 1429 N. Wells, L.L.C., personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

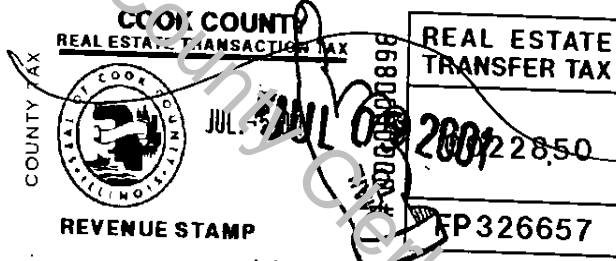
Given under my hand and official seal, this 2nd day of July 2001



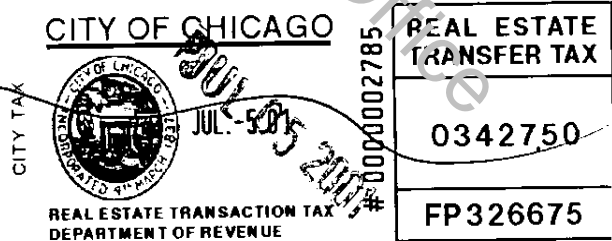
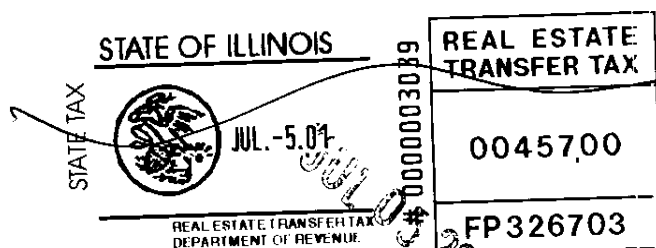
Christie L Bauer (Notary Public)

Prepared By: Ezgur Wallach & Braun, P.C.  
25 East Washington Street, Suite 925  
Chicago, Illinois 60602

Mail To:  
David Goldstein, Esq.  
35 E. Wacker Drive, #1750  
Chicago, Illinois 60601



Name & Address of Taxpayer:  
Timothy F. Kilbourne  
1429 North Wells, Unit 304  
Chicago, Illinois 60610



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Unit 304 and Parking Space Unit G-11 in 1429 North Wells Condominium as delineated on a survey of the following described premises:

Lot 2 (except the East 172 feet thereof), Lot 3 and Lot 5 (except the South 25 feet of the West 100 feet thereof) in the County Clerk's Resubdivision of Lot 117, in Bronson's Addition to Chicago in the Northeast  $\frac{1}{4}$  of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also the South 25 feet of the West 100 feet of the South  $\frac{1}{2}$  of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. **And**

The North  $\frac{1}{2}$  of Lot 13 (except the East 6 inches thereof) in Assessor's Division of Lots 92, 93, 94, 99, 100, 101, 102 and parts of Lots 95, 96, 97 and 100 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded April 3, 2001 as document number 0010264604, as amended from time to time, together with its undivided percentage interest in the common elements.

**Parcel 2:**

Easement for the benefit of Parcels 1 and 2 and over and upon the North 4.5 feet of the South  $\frac{1}{2}$  of Lot 13 (except the East 6 inches thereof) in Assessor's Division of Lots 92, 93, 94, 99, 100, 101, 102 and parts of Lot 95, 96, 97 and 100 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, for the purpose of ingress and egress as created by easement agreement recorded June 6, 1979 as document number 24990781, filed June 6, 1979 as document number LR3095867, and amended by Agreement recorded July 15, 1999 as document number 99679305.

**Subject To:** (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements or record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants 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, as 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 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 unit has waived or has failed to exercise the right of refusal.

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