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7084/0152 45 001 Page 1 of 3
2001-08-20 12:11:23
Cook County Recorder 25.00



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY



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SAZZY44059

THE GRANTOR(S), 1400 N. Milwaukee, Inc., a corporation of Illinois, 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 Warranty(s) to William Buckley, (GRANTEE'S ADDRESS) 1907 W Evergreen, #3F, Chicago, Illinois 60622 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) 2000

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): 17-06-216-101-0000
Address(es) of Real Estate: 1400 N Milwaukee Ave, Unit 406, Chicago, Illinois 60622

Dated this 15th day of August, 2001

1400 N. Milwaukee, Inc., a corporation of Illinois

By:
Jeffrey Grinspoon
President

Attest
Jeffrey Grinspoon
Secretary

CITY OF CHICAGO

CITY TAX



AUG. 16.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0151500
FP 102805

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 17.01

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0010100
0000013555 FP 102802

STATE OF ILLINOIS

STATE TAX



AUG. 17.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0020200
0000013532 FP 102808

BOX 333-CTY

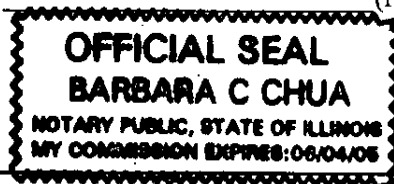
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MR

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey Grinspoon, 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 15TH day of August, 2001

Barbara C. Chua

(Notary Public)



Prepared By: Jeffrey Sanchez
55 W Monroe, Ste 3950
Chicago, Illinois 60603

Mail To:
Julie M. Johnson
3000 Dundee Road, Suite 320
Northbrook, Illinois 60062

Name & Address of Taxpayer:
William C. Buckley, III
1400 N Milwaukee Ave, Unit 406
Chicago, Illinois 60622

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EXHIBIT A Legal Description

PARCEL 1:

UNIT NUMBER 406 IN THE INDIGO LOFTS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS IN CLARKE AND BLAKE'S SUBDIVISION OF ONE ACRE OF LAND LYING IN THE NORTH WEST CORNER OF LOT 8 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTH EAST QUARTER AND THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH WESTERLY 5 FEET OF THE SOUTH EAST 124 FEET THEREOF) WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2001 AS DOCUMENT NUMBER 0010561006 AND RE-RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER 0010567304 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT OVER AND UPON THROUGH AND ABOUT THE COMMERCIAL PROPERTY IN FAVOR OF THE RESIDENTIAL PROPERTY HEREBY GRANTED AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR THE INDIGO LOFTS CONDOMINIUM HOMEOWNERS' ASSOCIATION RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER 00105673303.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF G-9, A LIMITED COMMON ELEMENT AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED JUNE 26, 2001 AS DOCUMENT NUMBER 0010561006 AND RE-RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER 0010567304.

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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.

No notice of Intent as required by Section 30 of the Illinois Condominium Property Act was given as there were no tenants of the Parcel; the Property was vacant and previously was commercial property.