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2001-09-19 12:00:53
Cook County Recorder 23.50

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

THE GRANTOR, HUDSON-HURON, L.L.C., 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, CONVEYS AND WARRANTS TO: ~~_____~~ William L. Connelly, 2121 Kenilworth Ave., Wilmette, Illinois, ~~_____~~



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.
UNIT: 1507 /GU60 /S-97

421-33 W. Huron St, Chicago, Illinois.
P.I.N.(S): 17-09-124-001; 17-09-124-002; 17-09-124-003;
17-09-124-004; 17-09-124-005; 17-09-124-006; & 17-09-124-007

(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) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration and all amendments and exhibits thereto; (6) the provisions of the Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) 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 Managing Members this _____ day of September, 12, 2001

HUDSON-HURON, L.L.C.,
an Illinois limited liability company,
BY: Enterprise-Huron, LLC
An Illinois limited liability company
ITS: Manager
BY: EDC Management, Inc., Its Manager
BY: Ronald B. Shipka, Jr.
ITS: President

09/19/2001 10:14 Batch 11850 15
261192
City of Chicago
Dept. of Revenue
Real Estate Transfer Stamp
\$1,995.00



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 President of EDC Management, Inc., the Manager of Enterprise Hudson-Huron, L.L.C., the Manager of Hudson-Huron, L.L.C., and 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 as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 12 day of September, 2001

Gretchen R. Vaughn
Notary Public
Notary Public, State of Illinois
My Commission Expires: 10-29-03

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

MAIL
Judy DeAngelis
TO 767 Walton Lane
Greyslake, IL 60030

Send subsequent tax bills to: John and William Connelly
421-33 W. Huron Unit 1507
Chicago, IL 60610

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Legal Description

PARCEL 1:

UNIT 1507 AND GU-60 IN HURON POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8 THROUGH 14 BOTH INCLUSIVE, IN BLOCK 10 IN HIGGIN'S LAW AND COMPANY'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, 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 0010267241 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-97, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010267241.

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 HEREIN.

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

421-33 W. Huron Street

PINS: 17-09-124-001; -002; -003; -004; -005; -006; and -007

FP326669
0026600
REAL ESTATE TRANSFER TAX

0000032450

DEPARTMENT OF REVENUE

SEP. 19.01



STATE TAX

STATE OF ILLINOIS

COUNTY TAX

REAL ESTATE TRANSACTION TAX

COOK COUNTY

REVENUE STAMP

SEP. 19.01

8803900000

FP326670
0013300
REAL ESTATE TRANSFER TAX

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