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03/27/01 03 001 Page 1 of 2
2001-08-30 14:15:50
Cook County Recorder 23.50



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

NYC 203320310030

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: Robert G. Madura and Robert ~~M~~. Murray, 11 S. 650 McGrath Lane, Naperville, 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: 804 /GU- 68 /S- 31
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 ordinance; (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 27th day of August, _____.

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: [Signature]
Ronald B. Shipka, Jr.
ITS: President

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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 27th day of August, _____.

[Signature]
Notary Public

MAIL TO
[Signature]
Mail to: Lloyd Gussis
2524 N. Lincoln Ave.
Chicago, IL 60614

Send subsequent tax bills to: Robert Madura
421-33 W. Hu
Chicago, IL

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Legal Description

PARCEL 1:

UNIT 804 AND GU-68 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-31, 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 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 REPEATED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

421-33 W. Huron Street

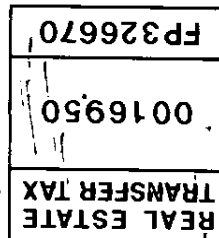
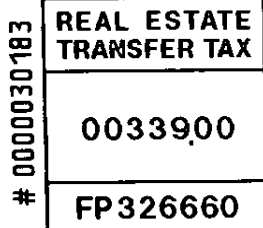
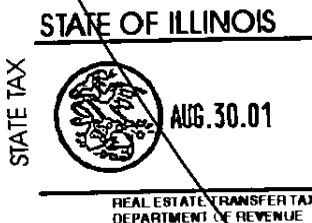
PINS: 17-09-124-001; -002; -003; -004; -005; -006; and -007

City of Chicago
Dept. of Revenue
259654



Real Estate
Transfer Stamp
\$2,542.50

08/30/2001 10:23 Batch 07262 17



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