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SPECIAL WARRANTY DEBUNOFFICIAL C 38 / 0014 38 001 Page 1 of 3
(Individual)

2001-08-31 11:08:00
Cook County Recorder 25.50

THIS INDENTURE, made this

______ day of August, 2001 between
MADISON MONROE L.L.C. a
limited liability company created
and existing under and by virtue
of the laws of the State of Illinois
and duly authorized to transact
business in the State of Illinois,
parties of the first part, and,
Douglas M. MacFarlane & Sonia
Kuhlmann, Husband and Wife, of
4737 W. Bernice Ave. Chicago,



IL as Tenants by the Entirety and not Joint Tenants, or Tenants in Common, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of grantor, by these presents does REMISE, RELEASE, ALEIN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does coverant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Real Estate Taxes not yet payable, special taxes or as assements for improvements not yet completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-17-103-008

Address of Real Estate: 1330 W. Monroe, Unit 101, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year above written.

MADISON MONROE L.L.C.

an-Illinois limited liability compan

Its: Vice President of Manager

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STATE OF ILLINOIS)		
)	SS
COUNTY OF COOK)	

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Gregory Teague, Vice President of Manager of Madison Monroe L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Secretary appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this / day of August, 2001.

Chita L Oforgus Notary Public

My Commission Expires:

This instrument was prepared by:

Thrush Realty 257 W. Chicago Avenue Chicago, IL 60610 "OFFICIAL SEAL"
ELIZABETH L. O'LOUGHLIN
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 08/13/2003

Mail To:

Bruce Bauer, Esq.

do N. wacker

Suite 3:550

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Send Subsequent Tax Bills To:

Mr. & Mrs. Douglas M. MacFarlane 1330 W. Monroe # 101 Chicago, IJ. 60607

City of Chicago
Dept. of Revenue
259691

Real Estate Transfer Stamp \$3,293.00

08/30/2001 11:54 Batch 03559

STATE OF ILLINOIS

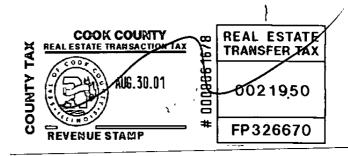
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REAL ESTATE TRANSFER TAX

PROPRE TRANSFER TAX

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UNOFFICIAL COPY 14038 Page 3 of 3

LEGAL DESCRIPTION:

UNIT NUMBER 1330-101 IN BLOCK Y CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 6, 7, 8, 9 AND 10 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NOS. 3-E-4 AND 3-E-5, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. S-34, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994.

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.