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2001-09-07 12:31:36
Cook County Recorder 25.00



This Document Prepared By:
LYNN M. MILLER
INVSCO GROUP, LTD.
1030 NORTH CLARK STREET, #420
CHICAGO, ILLINOIS 60610

Address of Real Estate:
111 EAST CHESTNUT STREET
UNIT 3B-23 and 3B-24
CHICAGO, ILLINOIS 60611

WARRANTY DEED

The GRANTOR, CHESTNUT STREET HOLDINGS, LLC, a Delaware limited liability company, 505 North Lake Shore Drive, Suite 214, City of Chicago, State of Illinois; for and in consideration of the sum of Ten dollars (\$10.00), and other goods and valuable considerations in hand paid, does hereby Convey and Warrant to the GRANTEE, ROBERT P. KEMMY AND ANN F. KEMMY, NOT AS TENANTS IN COMMON, BUT A JOINT TENANTS

having an address of 200 East Pearson Street, Two East, Chicago, Illinois 60611, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 3B-23 and 3B-24 IN THE 111 EAST CHESTNUT GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 2*, 2A, 2A*, 2B, 2C, 2D, 2E, 2G, 2H*, 2I*, 2J*, 2K* AND 2L* IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3; TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08193124; TOGETHER WITH EACH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE GRANT OF EASEMENTS RELATING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS, RECORDED DECEMBER 22, 1994 AS DOCUMENT 04074562 MADE BY LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBER 118065 OVER AND UPON PROPERTY DESCRIBED THEREIN.

P.I.N. #: 17-03-225-079-1156 and 17-03-225-079-1157 (AFFECTS UNIT 3B-23 & 3B-24 ONLY)

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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."

"THE TENANT(S), IF ANY, OF THE CAPTIONED UNIT(S) EITHER WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL."

BOX 333-CTI

Handwritten notes: 0188 26 840, 78 26 840, 78 26 840

Handwritten mark: 30

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SEP-10-01

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



SEP.-6.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014646

REAL ESTATE TRANSFER TAX
0004200
FP 102808

COUNTY TAX

COOK COUNTY



REAL ESTATE TRANSACTION TAX

SEP.-6.01

REVENUE STAMP

0000014672

REAL ESTATE TRANSFER TAX
0002100
FP 102802

CITY TAX

CITY OF CHICAGO



SEP.-6.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007384

REAL ESTATE TRANSFER TAX
0031500
FP 102805

10833289

BOX 393-011

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Subject to: General real estate taxes not yet due and payable at the time of closing; special taxes or assessments for improvements not yet completed after the Contract Date; encroachments, if any; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the 111 East Chestnut Garage Association (the "Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois (the "Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 15TH day of MAY, 2001.

CHESTNUT STREET HOLDINGS, LLC,
a Delaware limited liability company

10833289

BY: 111 East Chestnut Consultants, Inc.,
an Illinois corporation, its managing member

BY: Nicholas V. Gouletas (Seal)
NAME: Nicholas V. Gouletas
ITS: Vice-President

State of Illinois
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of 111 East Chestnut Consultants, Inc., being a member of Chestnut Street Holdings, LLC, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15TH day of MAY, 2001.



Mary Beth Stamos
Notary Public

After recording, please mail to:

JAMES A. GATELY ATTORNEY
4309 N. DAMEN
CH60 ILL 60618

Please send subsequent tax bills to:

Robert Kennedy
200 E Pearson #3E
Chicago Ill 60611

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