

UNOFFICIAL COPY

0010836412

7/24/02 14:45:00 Page 1 of 3  
2001-09-10 14:39:26  
Cook County Recorder 25.00



**WARRANTY DEED**  
Illinois Statutory

II 0117397 CTIC ADVU NOH

THE GRANTOR, DOUBLE J. REALTY, L.L.C. an Illinois 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, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), and other valuable consideration in hand paid, GRANTS, WARRANTS and CONVEYS to ROBERT J. BOBB, a single man, 222 East Pearson Street, of the City of Chicago, County of Cook, State of Illinois, 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

Together with all and singular the hereditments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditments and appurtenances: TO HAVE AND TO HOLD the Real Estate as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except for those items listed on Exhibit A attached hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate.

PERMANENT PROPERTY INDEX NO. 17-03-231-002; 003; 004; 005 and 008  
PROPERTY ADDRESS: 800 North Michigan Avenue, Unit 5401, Chicago, Illinois 60611

3-jr

This instrument was prepared by Newman & Boyer, 900 Maple Road, Homewood, Illinois 60430

MAIL TO: Diana F. Whelton, Pedersen & Haupt, 161 N. Clark, Suite 3100, Chicago IL 60601

SEND TAX BILLS TO: ROBERT J. BOBB, 800 North Michigan Avenue, Unit 5401, Chicago, Illinois 60611

City of Chicago  
Dept. of Revenue  
259637



Real Estate  
Transfer Stamp  
\$19,500.00

08/30/2001 09:35 Batch 07262 13

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to there presents by its duly authorized Manager, this 12<sup>th</sup> day of July, 2001

DOUBLE J. REALTY, L.L.C.,  
an Illinois Limited Liability Company

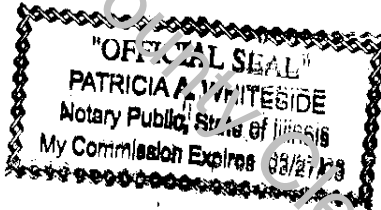
BY *Arnold Newman*  
Its Manager

STATE OF ILLINOIS, COUNTY OF COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arnold S. Newman, Manager of Double J. Realty, 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, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument on behalf of the Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 12<sup>th</sup> of July, 2001

Commission expires \_\_\_\_\_

*Patricia A. Whiteside*  
Notary Public



10836412

STATE TAX	STATE OF ILLINOIS SEP.-7.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000014765	REAL ESTATE TRANSFER TAX 0260000 FP 102808
-----------	---	--------------	--

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX SEP.-7.01 REVENUE STAMP	# 0000014791	REAL ESTATE TRANSFER TAX 0130000 FP 102802
------------	--	--------------	--

UNOFFICIAL COPY

Property of Cook County Clerk's Office

20080101

# UNOFFICIAL COPY

## EXHIBIT A TO WARRANTY DEED

PARCEL 1: UNIT NUMBER 5401 IN 800 NORTH MICHIGAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 7, 8 AND 9 IN THE PARK TOWER SUBDIVISION BEING A SUBDIVISION OF PART OF 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 00584660, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) P-120 AND P-121 LOCATED IN THE "GARAGE PROPERTY" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 3: EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS MORE PARTICULARLY DESCRIBED AND DEFINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AND BETWEEN PARK HYATT TOWER ASSOCIATES AND PARK TOWER, L.L.C. RECORDED AS DOCUMENT NUMBER 00584657, WHICH ARE APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID.

This deed is subject to the following permitted exceptions:

- (1) general real estate taxes and assessments not due and payable at the time of closing;
- (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) the Declaration of Condominium Ownership and By-laws, Easements, Restrictions and Covenants for 800 North Michigan Condominium Association, including all amendments and exhibits thereto;
- (4) the terms and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto;
- (5) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto and/or the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto;
- (6) covenants, conditions, and restrictions of record;
- (7) applicable zoning and building laws, ordinances and restrictions;
- (8) roads and highways, if any;
- (9) limitations and conditions imposed by the Act;
- (10) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle;
- (11) matters over which the Title Company is willing to insure;
- (12) acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Grantee;
- (13) Grantee's mortgage, if any; and
- (14) Leases, licenses and management agreements affecting the Parking Space(s), if any, and /or the Common Elements.

10836412

Address of the Real Estate: The Park Tower Condominiums  
800 North Michigan Avenue, Unit 5401, Chicago, Illinois 60611

PLN#'s: 17-03-231-002; -003; -004; -005; -008 (affects subject property and other land).

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2014/01/01