

2033053/v  
WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

UNOFFICIAL COPY

0010952759  
92177003 38 001 Page 1 of 2  
2001-10-12 12:47:16  
Cook County Recorder 23.50



THE GRANTOR, Wells Street, LLC, 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, CONVEY AND WARRANT TO:  
Buyer NAME AND ADDRESS, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: Michael D. Ansani and Lynne M. Ansani,  
2901C N. Lakewood, Chicago, Illinois,  
NOT AS TENANTS IN COMMON, BUT  
AS JOINT TENANTS

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):  
17-04-220-025; 17-04-220-027; 17-04-220-035; 17-04-220-040; and 17-04-220-041

Address of Real Estate: 1212 N. Wells St., Unit 1004/PU-94/S-70/S-71  
Chicago, Illinois (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) reservation by the Seller (as hereinafter defined) to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declarations including any and all amendments and exhibits thereto; (5) provision of the Condominium Property Act of Illinois; (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer 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 Manager this October 9, 2001.

Wells Street, LLC  
BY: 1214 N. Wells, LLC, its Manager  
BY: Robert D. Mosky, Manager

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 Robert D. Mosky, as Manager of 1214 N. Wells 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this October 9, 2001

Notary Public Gretchen R. Vaughn  
"OFFICIAL SEAL"  
Gretchen R. Vaughn  
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 to: Michael D. Ansani  
2855 N. Lincoln Ave.  
Chicago, IL 60657

Send subsequent tax bills to: Michael and Lynne Ansani  
1212 N. Wells Unit 1004  
Chicago, IL 60610

LEGAL DESCRIPTION

UNIT 1004 AND PU-94 IN THE NEAPOLITAN CONDOMINIUMS AS DELINIATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL 1:

LOT 193 AND THAT PART OF THE EAST 1/2 OF THE SOUTH 200 FEET OF LOT 196 LYING NORTH OF THE SOUTH 132.0 FEET THEREOF IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO, THE EAST 43 FEET OF THE WEST 1/2 OF LOTS 194 AND 195 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO THE NORTH 28.0 FEET OF THE EAST 66.0 FEET OF LOT 194 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTH 28.0 FEET OF LOT 1 IN ASSESSOR'S DIVISION OF LOTS 194 AND 195 OF BRONSON'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, 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 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 0010417693, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN SAID COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKERS S-70 AND S-71, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010417693.

PIN# 17-04-220-025  
17-04-220-027  
17-04-220-035  
17-04-220-040  
17-04-220-041

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

263115

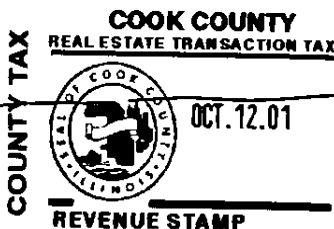
\$2,340.00

10/12/2001 11:51 Batch 03585 12

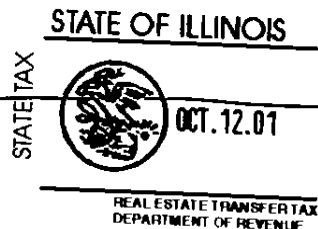


"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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 RECITED AND STIPULATED AT LENGTH HEREIN."



REAL ESTATE TRANSFER TAX
00156.00
FP326670



REAL ESTATE TRANSFER TAX
00312.00
FP326669