

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to Individual)

MAIL TO:

Library Courte, L.L.C. JOHN PAPADIA
7458 N. Harlem Avenue 8501 W HIGGINS
Chicago, IL 60631 CHICAGO, IL 60631
Attn: Joanne Gleason

0011167419

5/27/02 55 001 Page 1 of 2
2001-12-11 14:44:54
Cook County Recorder 23.00



0011167419

NAME & ADDRESS OF TAXPAYER:

Helen D. Phillips
750 S. Pearson Street, Unit 403
Des Plaines, IL 60016

RECORDER'S STAMP

THE GRANTOR, **LIBRARY COURTE, 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, for and in consideration of the sum of ten and 00/100 dollars, in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and WARRANTS to

Helen D. Phillips, as Trustee under the provisions of a Trust Agreement Dated March 23, 1991, and known as the HELEN D. PHILLIPS LIVING TRUST
139 Lewis Court, Schaumburg, IL 60193

(NAME AND ADDRESS OF GRANTEE)

in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 1-403 IN THE LIBRARY COURTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 5 IN LIBRARY PLAZA SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010707755, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2: ~~THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE UNIT 1-403 AND XXXXXXXX STORAGE SPACE NUMBER XXXXXXXX AS LIMITED COMMON ELEMENTS, LXXVTH NORTH XXXTH WEST XXXTH OF CONDOMINIUM AND SURVEY ATTACHED HERETO RECD R/L EXAS DOCUMENT NUMBER 0010707755~~

~~PARCEL 3~~ NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON LOT 7 IN LIBRARY PLAZA SUBDIVISION AFORESAID AS GRANTED AND CONVEYED IN THE INGRESS AND EGRESS AGREEMENT RECORDED AUGUST 17, 1999 AND KNOWN AS DOCUMENT NUMBER 99784925;

ALL IN COOK COUNTY, ILLINOIS;



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 HEREIN.

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.

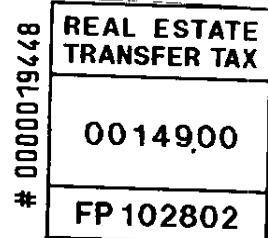
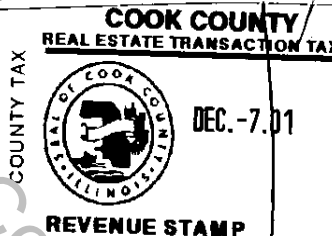
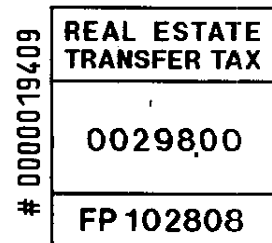
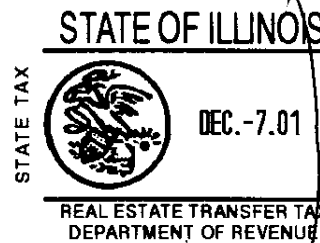
BOX 333-CT1

THIS DEED IS ALSO SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE CONDOMINIUM DECLARATION; DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE LIBRARY COURTE CONDOMINIUM ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN OF RECORD; EASEMENTS EXISTING OR OF RECORD; AND SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE CLOSING DATE.

11167419

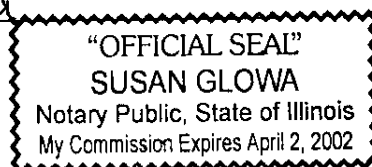
In Witness Whereof, said Grantor has caused its name to be signed to these presents this 16th day of November, 2001.

By: [Signature]
Assistant Vice-President

[illegible]

Given under my hand and notarial seal this 16th day of November, 2001.

Susan Glover
Notary Public

CITY OF DES PLAINES
TRANSFER STAMP

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).