

UNOFFICIAL COPY

0011238358

2001-12-28 12:07:34

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Cook County Recorder

25.50

0012523 JP DTZ

**WARRANTY DEED**

Statutory (ILLINOIS)



0011238358

**THE GRANTOR(S) (Name and Address)**

Craig Ford  
1207 First Place  
Hermosa Beach, CA 90254

for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS Ronald B. Kaplan and Adriane Kaplan, as joint tenants with right of survivorship

630 North State Street, Unit 1605, Chicago, Illinois 60610 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

UNIT 1605 AND PARKING SPACE P-515 IN 630 NORTH STATE PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOTS 1 AND 2 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PART OF THE SOUTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTIONAL OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 20 FEET 2 INCHES (20.17 FEET) OF LOTS 1 AND 2 AND ALL OF LOTS 3 AND 4 OF THE ASSESSOR'S DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTIONAL OF SECTION 10, 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 NOVEMBER 13, 2000 AS DOCUMENT NUMBER 00890083, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THE PROPERTY DESCRIBED IN EXHIBIT E ("RETAIL PARCEL") ATTACHED TO AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS MADE BY AND BETWEEN 630 N. STATE PARKWAY L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY AND TRIAD INVESTORS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED JUNE 23, 1999 AND RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99608646 AND CREATED BY DEED FROM TRIAD INVESTORS, L.L.C., TO 630 N. STATE PARKWAY L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99608644.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

# UNOFFICIAL COPY

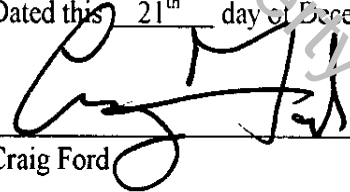
**SUBJECT TO:**

General Real Estate taxes for 2001 and subsequent years; special taxes or assessments for improvements not yet completed; the terms, provisions and covenants of the Condominium Documents recorded as document number 00890083, and as amended from time to time; easements for public utilities and drainage, ingress and egress as contained in the document number 00890083, as amended from time to time; agreement and declaration of easements, reservations, covenants and restrictions dated June 23, 1999 and recorded June 24, 1999 as document number 99608646 and the terms and provisions contained therein; provisions, conditions and limitations as created by the Condominium Property Act.

Permanent Index Number (s) 17-09-227-023, 17-09-227-024, 17-09-227-025, 17-09-227-026, 17-09-227-027, 17-09-227-028 and 17-09-227-029

Address(es) of Real Estate: 630 North State Street, Unit 1605, Chicago, Illinois 60610

Dated this 21<sup>th</sup> day of December, 2001.

  
\_\_\_\_\_  
Craig Ford

STATE OF CALIFORNIA )

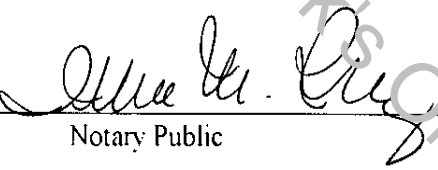
COUNTY OF Los Angeles

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Craig Ford, 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 as such they signed and delivered the said instrument, as their free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of December, 2001. Commission expires

1/16/04



  
\_\_\_\_\_  
Notary Public

This instrument was prepared by: Lee Radford, One W. Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

RONALD KAPLAN  
155 STONEGATE  
BUFFALO GROVE, IL  
60089

SEND SUBSEQUENT TAX BILLS TO:

RONALD KAPLAN  
155 STONEGATE  
BUFFALO GROVE, IL 60089

CITY OF CHICAGO

CITY TAX



DEC. 28. 01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003347

REAL ESTATE TRANSFER TAX
0162000
FP326675

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC. 28. 01

REVENUE STAMP

# 0000001510

REAL ESTATE TRANSFER TAX
0010800
FP326657

STATE OF ILLINOIS

STATE TAX

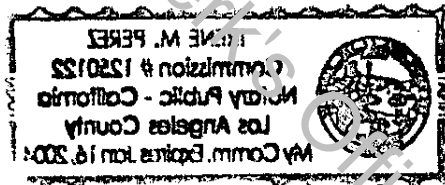


DEC. 28. 01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003648

REAL ESTATE TRANSFER TAX
0021600
FP326703



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