



78.43.394 LNO F20 121 CTI No Abstract

WARRANTY DEED

THE GRANTOR OGDEN PARTNERS MADISON, LLC., an Illinois Limited Liability Company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

JAMES F. WALSH, 8733 Flint Lane, Orland Park, Illinois 60462, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description). SUBJECT TO: General taxes for 1999 and subsequent years.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PIN: 17-17-206-007-0000, 17-17-206-008-0000, 17-17-206-011-0000 and 17-17-206-012-0000


Address of Real Estate: 939 W. Madison Street, Unit 608 and P-35, Chicago, Illinois 60607

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

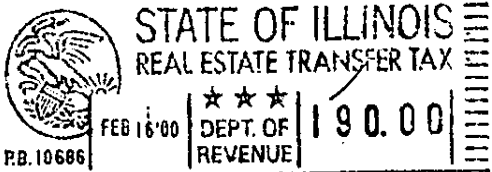
No Tenant had any right of first refusal or option to purchase.

Dated: November 30, 1999

OGDEN PARTNERS MADISON, LLC.
an Illinois limited liability company
By: Ogden Partners North, Inc., Manager

By: 
Mark R. Ordower, President

COOK CO. NO. 016
3 0 0 9 7 4



This Instrument prepared by: Mark R. Ordower, 937 W. Randolph, #3E, Chicago, IL 60607

UNOFFICIAL COPY

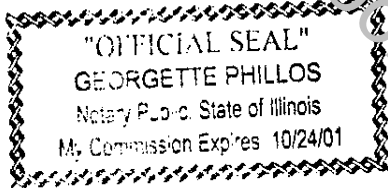
00118028

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

1 4 8 1 3 4
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB 16'00
P.B. 11424
95.00

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark R. Ordower, personally known to me to be the President of Ogden Partners North, Inc., Manager of Ogden Partners Madison, L.L.C., an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of November, 1999.



Georgette Phillos
Notary Public

1 2 6 0 3 2
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB 16'00
P.B. 11193
712.50

1 2 6 0 3 3
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB 16'00
P.B. 11193
712.50

MAIL DEED TO:

Jim Walsh
939 W. MADISON #608
CHGO, IL 60607

SEND SUBSEQUENT TAX BILLS TO:

JIM WALSH
939 W. MADISON #608
CHGO, IL 60607

UNOFFICIAL COPY

LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBERS 608 and P-35 IN THE MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

00118028

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, 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 99831947; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Index Nos: 17-17-206-007-0000
 17-17-206-008-0000
 17-17-206-011-0000
 17-17-206-012-0000

Commonly Known As: 939 W. Madison Street, Unit 608 and P-35, Chicago, Illinois