

UNOFFICIAL COPY 00185136

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2000-03-15 11:46:08
Cook County Recorder 25.00



00185136

WARRANTY DEED

The Grantor, 843 Monroe Partners LLC, an Illinois Limited Liability Company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby warrant and convey unto Stuart Andrews, of 1529 W. Nelson, Chicago, IL., the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBERS 847-2-A and 847-P-9, IN MONROE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, 15, AND 16, ALL TAKEN AS A TRACT, IN BLOCK 9 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; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09192479, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE 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 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.

c/k/a Unit 847-2-A and 847-P-9, 847 W. Monroe St., St., Chicago, Illinois 60607
PIN# 17-17-214-015 (affects this and other land).

BOX 333-CTI

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CASH
CO. NO. 018

301853



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAR 14 '00

DEPT. OF
REVENUE

199.50

PB. 10686

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE

STAMP

MAR 14 '00



99.75

PB. 01427

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE

MAR 14 '00



900.00

PB. 11187

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE

MAR 14 '00



596.25

PB. 11187

SUBJECT TO: (1) general real estate taxes for 1999 and subsequent years; (2) the Condominium Property Act; (3) the Declaration of Condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) easements, agreements, conditions, covenants and restrictions of record, if any; (7) leases and licenses affecting the Common Elements.

843 Monroe Partners LLC,
an Illinois Limited Liability Company

(SEAL)

[illegible]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Enrico Plati, Manager of 843 Monroe Partners LLC, an Illinois Limited Liability Company, a person 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, as such Manager for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10 day of March, 2000

Commission expires 11/06/02

Notary Public

This instrument was prepared by SCOTT E. JENSEN, LEVINSON, MURRAY & JENSEN, P.C.,
312 W. RANDOLPH, SUITE 600, CHICAGO, ILLINOIS, 60606

MAIL TO:
Mitchell Chapman
4343 N. Clarendon Ave., Suite 101-A
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:
Stuart Andrews
847 W. Monroe, Unit 2A
Chicago, IL 60607