

UNOFFICIAL COPY

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2000/03/16 12:43:09  
Cook County Recorder 25.50

WARRANTY DEED



RECORDER'S STAMP

Property of Cook County Clerk's Office

Vertical handwritten note: NANCY HABLUTZEL 1097

THE GRANTOR, 57 EAST DELAWARE, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose address is c/o Golub and Company, 625 North Michigan Avenue, Chicago, Illinois 60611, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to PHILIP N. HABLUTZEL and NANCY HABLUTZEL, husband and wife, whose address is 680 North Lake Shore Drive #819, Chicago, Illinois 60611, not in tenancy in common, but in JOINT TENANCY, the following Premises described on Exhibit A which is attached hereto and made a part hereof. Notwithstanding the foregoing, this conveyance and the covenants and warranty of the Grantor made herein are subject to those matters set forth on Exhibit A.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents by its managing member.

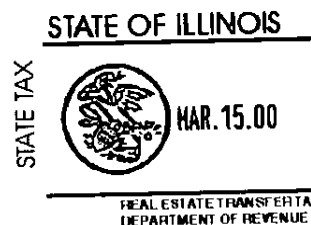
DATED March 6, 2000

MAIL TO:  
RICHARD C. SPAIN  
SPAIN, SPAIN & VARNET P.L.  
33 N. Dearborn #2220  
Chicago, IL 60602

NAME & ADDRESS FOR REAL ESTATE TAX BILLS:  
PHILIP HABLUTZEL and NANCY HABLUTZEL  
57 East Delaware  
Unit 1802  
Chicago, IL 60611



[Signature Block is on the Following Page.]



# 0000000739	REAL ESTATE TRANSFER TAX
	0058800
	FP326703



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## EXHIBIT A LEGAL DESCRIPTION

00187418

### PARCEL 1:

UNIT 1802 and P-35 IN BRISTOL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 3 AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 09204946, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The grantor hereunder ("Grantor") also hereby grants to the grantee hereunder ("Grantee"), its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.

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.

THIS DEED IS ALSO SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing; (2) the Illinois Condominium Property Act and the City of Chicago Municipal Code; (3) the Condominium Documents (as defined in the Purchase Agreement), including any amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Grantee or any one claiming by, through or under Grantee; (6) easements, agreements, covenants, conditions and restrictions of record; (7) leases and licenses affecting the Common Elements or the Unit.

ADDRESS OF PROPERTY: 57 East Delaware, Unit 1802  
Chicago, Illinois 60611

PERMANENT REAL ESTATE TAX NOS.: 17-03-217-013