Cook County Recorder

25.50

WARRANTY DEED



RECORDER'S STAMP

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**, busband and wife, whose address is 680 North Lake Shore Drive #819, Chicago, Illinois £0611, not in tenancy in common, but in JOINT TENANCY, the following Premises described co **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:

Shereby ord torn

RICHARD C. SPAIN

SPAIN, SPAIN & VARNET P.L

33 N. Ozarborn # 2220

Cheese, 16 60607

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.]





PEAL ESTATE TRANSFERTAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX 0058800

FP326703

UNOFFICIAL COPY

57 EAST DELAWARE, L.L.C., a Delaware limited liability company 00187418

By: 57 East Investors, L.P., an Illinois limited partnership, its managing member

By: Golub & Company of Illinois, Inc., an Illinois corporation its general partner

By:

COUNTY

Name: PAULA HARRIS
Title: Vice President

ATTEST:

is: Secretary

STATE OF ILLINOIS

SS(

COUNTY OF COOK)

COOK COUNTY REAL ESTATE TRANSACTION TAX

HAR. 15.00

REVENUE STAMP

REAL ESTATE TRAMSFER TAX / 0029400

FP326657

I, Tanika King, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that PAULA HARRIS, Vice President of Golub & Company of Illinois, Inc., an Illinois corporation as general partner of Golub 57 East investors, L.P., an Illinois Limited Partnership and Lee Golub, the Secretary of said corporation, personally known to me to be the same persons whose name are subscribed to the loregoing instrument as such Vice President and Secretary, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation as general partner of Golub 57 East Investors, L.P., for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of March, 2000.

Januka Kung Notary Public

My Commission expires: 05/12/03

NAME & ADDRESS OF PREPARER:

Andrew W. Sohn, Esq. ARNSTEIN & LEHR 120 South Riverside Plaza Suite 1200 Chicago, IL 60606 OFFICIAL SEAL TANIKA KING

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:05/12/03

REAL ESTATE TRANSACTION TAX

HAR. 16.00

CITY TAX

SEE "EXHIBIT A" ATTACHED TO THIS WARRANTY DEED AND MADE A PART HEREOF

0000000687

| FP326675 | 04410,00 | REAL ESTATE TRANSFER TAX |
|----------|----------|--------------------------|
|----------|----------|--------------------------|

UNOFFICIAL COPY

EXHIBIT ALEGAL 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 ("**Crantor**") 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 c 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 Lakit

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