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1672 0063 00 001 Page 1 of 3  
2002-02-04 10:47:51  
Cook County Recorder 25.50

WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

01012887 JJ 10F3

THE GRANTOR, MUSEUM PARK, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO:



Marc J. Davis and Julie G. Davis, 1341 W. Fullerton #320, Chicago, Illinois, as husband and wife, as TENANTS BY THE ENTIRETY, and not as Joint Tenants with rights of survivorship, nor as Tenants In Common,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):  
17-22-105-019-0000; 17-22-105-024-0000;  
17-22-105-027-0000; 17-22-105-029-0000

Address of Real Estate: 1352 S. Indiana Parkway Private, Unit 1352  
Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) Real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or impositions of any kind and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other project documents, including without limitation the Museum Park - West Homeowners Declaration, and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (9) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (10) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and conditions of the Special Service Area Ordinance; and (12) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its agent this January 28, 2002 at Seller's expense

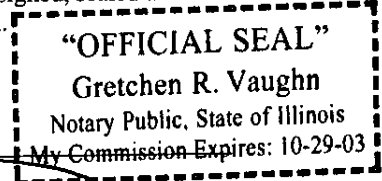
MUSEUM PARK, L.L.C., an Illinois Limited Liability Company  
BY: EDC Museum Park West, L.L.C.,  
an Illinois Limited Liability Company, Its Manager  
BY: EDC Management, Inc., an Illinois Corporation, Its Manager

BY:   
Ronald B. Shipka, Jr., Its President

State of Illinois )  
                          ) ss  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc., the Manager of EDC Museum Park West, L.L.C., the Manager of Museum Park, L.L.C., 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, for the uses and purpose therein set forth.

Given under my hand and official seal, this January 28, 2002



Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.  
Mail to: Kevin Garvey  
203 N. LaSalle, Suite 1800  
Chicago, Illinois 60601

Send subsequent tax bills to: Marc and Julie Davis  
1352 S. Indiana Parkway Private  
Chicago, IL 60605



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## Legal Description

PARCEL 1:

UNIT 1352 IN PARK WEST TOWNHOMES CONDOMINIUMS, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF CERTAIN LOTS, BLOCKS, STREETS, PRIVATE STREETS AND ALLEYS AND PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY ALL IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE, 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE AFORESAID, 575.78 FEET TO A POINT HEREINAFTER DESIGNATED POINT "A", SAID POINT "A" BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13<sup>TH</sup> STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13<sup>TH</sup> STREET AFORESAID, 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID, 115.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, 68.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST, 15.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, 109.49 FEET TO A POINT ON THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, SAID POINT BEING 130.00 FEET SOUTHERLY OF SAID POINT "A" AS MEASURED ALONG SAID WEST LINE OF SOUTH INDIANA AVENUE; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 412.16 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 32; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 97.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 192.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, A DISTANCE OF 9.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 24.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 9.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 192.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST, A DISTANCE OF 80.51 FEET TO A POINT IN THE EAST LINE OF A 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, A DISTANCE OF 408.03 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 32; THENCE NORTH 89

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DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 80.78 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 15, 2002 AS DOCUMENT NO. 0020058466, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:



EASEMENT FOR INGRESS AND EGRESS OVER THE SIDEWALKS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 17, 2001 AS DOCUMENT NUMBER 0010860395 RERECORDED SEPTEMBER 21, 2001 AS DOCUMENT NUMBER 0010882261, MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY) AS TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 27, 1989 AND KNOWN AS TRUST NUMBER 1093252, 13<sup>TH</sup> STREET LOFTS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND MUSEUM PARK, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY.


COMMONLY KNOWN AS: 1752 SOUTH INDIANA PARKWAY PRIVATE, CHICAGO, ILLINOIS.

P.I.N. 17-22-105-019/024/027/029 (Note: Affects the land and other property)

GRANTOR ALSO HEREBY GRANTS TO THE 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 SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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.

<b>STATE OF ILLINOIS</b> STATE TAX  FEB.-4.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000003771	<b>REAL ESTATE TRANSFER TAX</b> 00499.50 FP326703	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX COUNTY TAX  FEB.-4.02 REVENUE STAMP	# 000001632	<b>REAL ESTATE TRANSFER TAX</b> 00249.75 FP326657
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<b>CITY OF CHICAGO</b> CITY TAX  FEB.-4.02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000003458	<b>REAL ESTATE TRANSFER TAX</b> 03746.25 FP326675
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