

UNOFFICIAL COPY

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1729/0075 33 001 Page 1 of 4

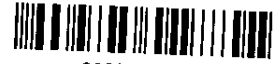
2002-02-15 10:09:54

Cook County Recorder

27.50

**WARRANTY DEED**

THE GRANTOR **OGDEN PARTNERS BUENA, 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:



0020186743

**OP Buena Apartments LLC**, 939 W. Madison, Suite 603, Chicago, Illinois 60607, an Illinois limited liability company, 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 2001 and subsequent years.

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Index No.: 14-17-404-002-0000 and 14-17-404-034-0000

Address: 1015 W. Buena Avenue, Units 1015-1E, 1015-1W, 1015-2E, 1015-2W, 1015-3E, 1015-3W, 1015-4E, 1015-4W, Chicago, IL 60613

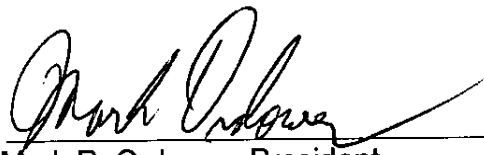
hereby releasing and waiving all rights under and by virtue of the homestead Exemption Laws of the State of Illinois.

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


Dated: November 15, 2001

**OGDEN PARTNERS BUENA, LLC**

By: Ogden Partners, Inc. fka Ogden Partners North, Inc., Manager

By:   
Mark R. Ordower, President

This Instrument prepared by: Mark Ordower, 939 W. Madison, #603, Chicago, IL 60607

Exempt under the provisions of Section 4, Paragraph E of the Transfer Tax Act. BY:  Date: 11/15/01

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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 Mark R. Ordower, personally known to me to be the President of Ogden Partners, Inc. fka Ogden Partners North, Inc., Manager of Ogden Partners Buena LLC, 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 15 day of November, 2001.



Georgette Phillos  
Notary Public

## MAIL DEED TO:

Mark Ordower

939 W. Madison, Suite 603

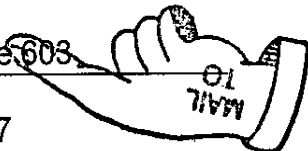
Chicago, Illinois 60607

## SEND SUBSEQUENT TAX BILLS TO:

Ogden Partners

939 W. Madison, Suite 603

Chicago, Illinois 60607



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Property of Cook County Clerk's Office

## LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBERS **1015-1E, 1015-1W, 1015-2E, 1015-2W, 1015-3E, 1015-3W, 1015-4E, 1015-4W** IN BUENA VISTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND THE EAST 40 FEET OF LOT 29 TAKEN AS A TRACT (EXCEPT THE EAST 7 FEET OF LOTS 1, 2 AND 3 WHICH WERE CONDEMNED BY THE CITY OF CHICAGO FOR STREET PURPOSES AND EXCEPT THAT PART OF SAID TRACT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26 MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 59 DEGREES, 33 MINUTES, 09 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62 FEET TO THE PLACE OF BEGINNING) ALL IN BLOCK 7 IN BUENA PARK SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1887 IN BOOK 25 OF PLATS, PAGE 28 AS DOCUMENT 840097, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010448652, AS AMENDED FROM TIME TO TIME, 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.

Commonly Known As: 1015 W. Buena Street, **Units 1015-1E, 1015-1W, 1015-2E, 1015-2W, 1015-3E, 1015-3W, 1015-4E, 1015-4W** Chicago, Illinois

Permanent Index Numbers: 14-17-404-002-0000 and 14-17-404-034-0000

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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/15, 2001

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
me by the said \_\_\_\_\_  
this 15 day of November,  
2001.

Notary Public



The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/15, 2001

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before  
me by the said \_\_\_\_\_  
this 15 day of November, \_\_\_\_\_

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)