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0020350840

2706/0016 54 001 Page 1 of 4

2002-03-28 08:04:40

Cook County Recorder

27.50

182 4291765

SPECIAL

WARRANTY DEED



0020350840

THE GRANTOR, *Metro Developers, L.L.C.*, an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid and pursuant to authority given by the Managers of said Company, CONVEYS AND WARRANTS

to *Bradley P. Lawser*, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE EXHIBIT "A" ATTACHED HERETO.


Permanent Index No.: 17-17-101-012; 013; 014; 015; 016; 017; 034

Property Address: 1500 West Monroe Street, Unit 601 and P2-33; P2-54
Chicago, Illinois 60607


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Property of Cook County Clerk's Office

CITY OF CHICAGO
CITY TAX

MAR. 27. 02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0220125
FP 103018
0000000545

STATE OF ILLINOIS
STATE TAX

MAR. 27. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0029350
FP 103014
0000000982

COOK COUNTY
COUNTY TAX

MAR. 27. 02
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0014675
FP 103017
0000000696

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by Charles L. Cornelius, Jr., the Manager of 1500 West, L.L.C., its Manager, this 11th day of Mar., 2002.

Metro Developers, L.L.C., an Illinois limited liability company,
By 1500 West, L.L.C., an Illinois limited liability company,
Manager

By: [Signature]
Manager of 1500 West, L.L.C.,
an Illinois limited liability company

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT Charles L. Cornelius, Jr., personally known to me to be the Manager of 1500 West, L.L.C., an Illinois limited liability company, the Manager of Metro Developers, L.L.C., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11th day of Mar., 2002.

[Signature]
Notary Public - State of Illinois
My Commission Expires Sept. 27, 2005

My commission expires on _____

This instrument was prepared by: Metro Developers, L.L.C., 910 West Van Buren, PMB#403, Chicago, Illinois 60607

Mail to:
Ezra Wallach & Braun, PC
25 E Washington 925
Chicago IL 60602
#00509-E

Send subsequent tax bills to:
Bradley F. Lawson
1500 W. Monroe #401
Chicago IL 60607

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION FOR PARK 1500 LOFT CONDOMINIUMS**

Unit 601 and P2-33 and P2-54 together with its undivided percentage interest in the common elements in Park 1500 Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0011105978, as amended, in the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 Ownership; 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, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office