

UNOFFICIAL COPY

0020354461

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2002-03-28 09:50:59  
Cook County Recorder 25.00



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



0020354461

Property of Cook County Clerks Office

171

1/42

M. Cunningham Am

79836664

MS

**THE GRANTOR**, Racine and Madison, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the City of Chicago, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said Limited Liability Company, **CONVEY(S) and WARRANT(S)** to Zbigniew Ignas and Barbara Ignas, husband and wife, of the City of Chicago, Illinois, County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

to hold ~~as joint tenants,~~ <sup>not</sup> as tenants in common ~~but as tenants by the entirety.~~  
with right of survivorship.

**SUBJECT TO:** terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as document number 0011163150, as amended from time to time; (b) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Operating Agreement and Declaration recorded as document number 0011163149, as amended from time to time; and (c) limitations and conditions imposed by the Condominium Property Act.

Grantor also hereby grants to the Grantee, its 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 Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property 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.

Permanent Real Estate Index Number(s): 17-17-200-004; 17-17-200-005; 17-17-200-006; 17-17-200-007; 17-17-200-008; 17-17-200-009 and 17-17-200-010

Address(es) of Real Estate: 1155 W. Madison Street, Unit 303, Chicago, Illinois 60607

+ P-17

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member this 8th day of March, 2002.

Racine and Madison, LLC  
By Sproul Mitchell Builders, Inc., its Managing Member

By Arthur D. Mitchell  
Arthur D. Mitchell, President

**BOX 333-CTI**

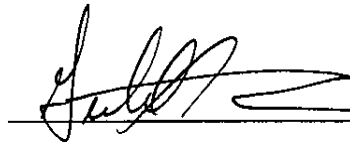
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Arthur D. Mitchell, personally known to me to be the President of Sproul Mitchell Builders, Inc. and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Arthur D. Mitchell and President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.


Given under my hand and official seal, this 8<sup>th</sup> day of March 2002





 (Notary Public)

Prepared By: Gerald Berlin  
150 N. Michigan Ave. - Suite 1115  
Chicago, Illinois 60601

Mail To:  
Ernest Richards  
2224 W. Irving Park  
Chicago, IL 60618

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAR. 14. 02	0018300
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102308

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	MAR. 14. 02	0009150
REVENUE STAMP	# 000024852	FP 102802

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	MAR. 14. 02	0137250
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000012538	FP 102805

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007983664 DB

STREET ADDRESS: 1155 W MADISON

UNIT #303

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-17-200-004-0000

### LEGAL DESCRIPTION:

PARCEL 1: UNIT 305 AND P17 IN THE MADISON CLUB CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14, 15, 16, 17, 18, 19, 20 AND 21 IN HAYES' SUBDIVISION OF BLOCK 2 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PROPERTY, TAKEN AS A TRACT, THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 15.29 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE 28.02 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE THEREOF 6.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 15 MINUTES, 54 SECONDS EAST 38.0 FEET; THENCE NORTH 90 DEGREES EAST 146.0 FEET; THENCE NORTH 00 DEGREES, 15 MINUTES, 54 SECONDS WEST 38.0 FEET; THENCE NORTH 90 DEGREES WEST 146.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM WHICH IS RECORDED AS DOCUMENT NUMBER 0011163150, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATING AGREEMENT AND DECLARATION RECORDED DECEMBER 10, 2001 AS DOCUMENT NUMBER 0011163149.