

UNOFFICIAL COPY

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2570/0076 30 001 Page 1 of 3

2002-03-20 12:50:43

Cook County Recorder 25.50

**WARRANTY DEED**

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

Admiral's Pointe LLC  
1 West Superior, Suite 200  
Chicago, IL 60610



0020313551

01020126 JP (DB2)

a 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 State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Tricia Fox

645 North Kingsbury Street, Unit #1507, Chicago, IL 60610 of the County of Cook, to wit:

UNIT 1507 AND PARKING SPACE UNIT P-130 IN Admiral's Pointe CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

~~THAT PART OF THE FOLLOWING DESCRIBED PROPERTY (ALL TAKEN AS ONE TRACT) LYING EAST OF THE WEST 140.00 FEET THEREOF, TO US THROUGH & BOTH INCLUSIVE, IN OGDEN'S SUBDIVISION OF BLOCK 18 IN WOLCOTT'S ADDITION TO CHICAGO, AND LOTS 1 TO 5, BOTH INCLUSIVE, IN JOHN SEBA'S SUBDIVISION OF LOTS 7 AND 8 IN OGDEN'S SUBDIVISION OF BLOCK 18 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF U.S. THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~ SEE ATTACHED EXHIBIT "A".

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 29, 2001 AS DOCUMENT NUMBER 0010802895, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

SUBJECT TO:

General Real Estate taxes for the year 2001 and subsequent years; special taxes or assessments for improvements not yet completed; the terms, provisions and covenants of the Condominium Documents recorded as document number 0010802895, and as amended from time to time; easements, covenants, restrictions, agreements, conditions and building lines of record, as amended from time to time; provisions, conditions and limitations of the Zoning and Development Rights Agreement recorded as document number 00817223; provisions, conditions and limitations as created by the Condominium Property Act.

(3)

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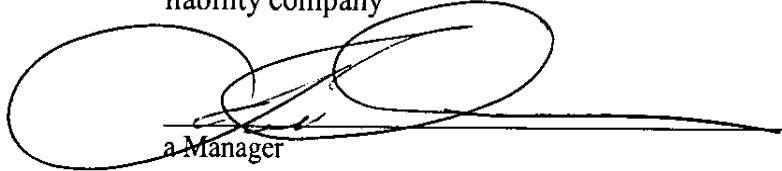
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Permanent Index Number(s) 17-09-233-015, 17-09-233-016, 17-09-233-017, 17-09-233-018, 17-09-233-019, 17-09-233-020 and 17-09-233-021.

Address(es) of Real Estate: 645 North Kingsbury Street, Unit #1507, Chicago, IL 60610

Dated March 18, 2002.

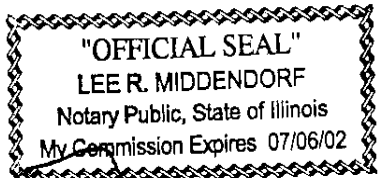
Admiral's Pointe LLC, an Illinois limited liability company

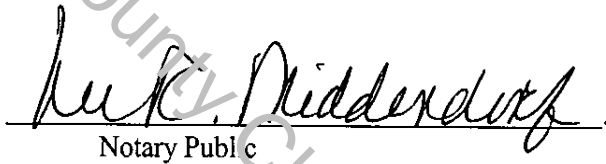
  
a Manager

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Joel M. Carlino personally known to me to be a Manager of Admiral's Pointe LLC, and 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 as such Manager, he signed and delivered the said instrument, pursuant to authority given by Admiral's Pointe LLC, as his free and voluntary act, and as the free and voluntary act and deed of said Admiral's Pointe LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of March, 2002.  
Commission expires 7-6-2002.



  
Notary Public

This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

Alan M. Jergik  
120 W. Madison #1412  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Taxpayer #1507  
180 E. Pearson #4802  
Chicago IL 60610

# UNOFFICIAL COPY

Unit 1507 and Parking Unit P- 130 in Admiral's Pointe Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

Part of Lot 30 in Young's Subdivision in Block 1 of Assessors Division of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14 East of the Third Principle Meridian, lying South of Erie Street and East of the North Branch of the Chicago River in Cook County, Illinois.

Also

Part of Lots 28, 29 and that part of Lot 30 and all of the 9 foot Private Alley lying North of and adjoining the North line of Lots 1 to 30, (except the East 370.00 feet thereof) in Young's Subdivision of part of Kingsbury Tract, being part of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14 East of the Third Principle Meridian.

Also

The South 9 feet of Lots 1 to 5, (except the East 370.00 feet thereof) both inclusive, in Assessor's Division of part (South of Erie Street and East of the Chicago River) of the East half of the Northwest Quarter of Section 9, Township 39 North, Range 14 East of the Third Principle Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 15, 2002 as document number 0020058465, as amended from time to time, together with its undivided percentage interest in the common elements.

P. I. N. 17-09-127-023  
17-09-127-028  
17-09-127-029  
17-09-127-034  
17-09-127-035

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