

UNOFFICIAL COPY 0020474773

3379/0144 49 001 Page 1 of 3
2002-04-25 12:17:59
Cook County Recorder 25.50

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)



0020474773

MTC 2038354. 1002e.

THE GRANTOR, ADAMS AND RACINE, L.L.C., a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to William Broderick and Maureen Boyle, HIS WIFE

G. A.
AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP
of 1201 West Adams, Unit 705, Chicago, Illinois 60607,
the following 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

Address of Real Estate: UNIT(S) 705 & P-45
1201 WEST ADAMS STREET
CHICAGO, ILLINOIS 60607

3m

Permanent Real Estate Index Numbers: 17-17-113-053

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereinafter affixed, and has caused its name to be signed to these presents by its Manager this 3rd day of April, 2002.

ADAMS AND RACINE, L.L.C.,
an Illinois Limited Liability Company
BY: SENCO PROPERTIES, INC., Manager

BY: [Signature]
William Senne, President

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 WILLIAM SENNE, President of SENCO PROPERTIES, INC., personally known to me to be the Manager of ADAMS AND RACINE, L.L.C., 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 the Members of said company, as his free and voluntary act, and as the 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 24th day of April, 2002



[Signature]
NOTARY PUBLIC

Prepared By:
Steven E. Moltz
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603

City of Chicago
Dept. of Revenue
276075



Real Estate
Transfer Stamp
\$2,396.25

04/25/2002 10:54 Batch 11439 13

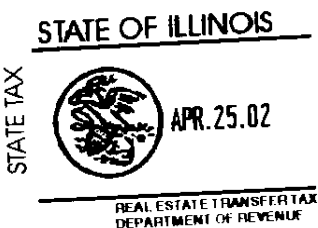
Mail To:

Mike Hagerty
*6321 N. Avondale, Suite 218A
Chicago, IL 60631*

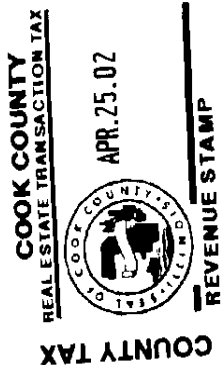
Name and Address of Taxpayer:
William Broderick
Maureen Boyle
1201 West Adams, Unit 705
Chicago, Illinois 60607

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| REAL ESTATE TRANSFER TAX | 00159.75 | FP326670 |
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0000076350



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| # 000038449 | REAL ESTATE TRANSFER TAX |
| | 0031950 |
| | FP326660 |



COUNTY TAX

LEGAL DESCRIPTION

UNIT(S) 705 & P-45 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020240583 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 1201 W. ADAMS ST., UNIT(S) 705 & P-45, CHICAGO, IL 60607
P.I.N: 17-17-113-053-0000

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE DECLARATION OF CONDOMINIUM RECORDED March 1, 2002, AS DOCUMENT NUMBER 0020240583

INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (3) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (4) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (5) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (6) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.