

UNOFFICIAL COPY

0020551208

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2002-05-14 13:12:56

25.00



0020551208

WARRANTY DEED

THE GRANTOR

Park Tower, L.L.C., 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 the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, WARRANTS and CONVEYS to

Grazyna Buda AND LISA BUDA AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP  
2789 Marden Court, Northbrook, Illinois 60062

See Exhibit A attached hereto and made a part hereof (the "Real Estate").

Grantor also hereby grants to the Grantor, its successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said Real Estate set forth in that certain 800 North Michigan Condominium Declaration of Condominium ("Declaration") 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.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Real Estate as above described, with the appurtenances, unto Grantee, his heirs and assigns forever

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except for those items listed on Exhibit A attached hereof (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate.

BOX 333-CTI

MAIL TO:

Ernest Koehler, Esq.  
Law Offices of Erners Koehler  
(Name)  
111 West Washington, Suite #1251  
(Address)  
Chicago, Illinois 60611  
(City, State & Zip)

SEND SUBSEQUENT TAX BILLS TO:

Grazyna Buda  
(Name)  
800 N. Michigan Avenue, Unit 3102, Chicago, Illinois, 60611  
(Address) (City, State & Zip)

IL 0121782 22005048 1 all new pmlw Agency NW whatland


3  
2

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Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager  
this 17th day of March, 2002.


Park Tower, L.L.C.  
By: LR Tower, L.L.C., its duly  
authorized Manager  
By LR Development Company LLC, its  
sole Member

0020551208

By:   
Its: Senior Vice President

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, **DO HEREBY CERTIFY**, THAT Stephen F. Galler, Senior Vice President of LR Development Company LLC, a Delaware limited liability company, as sole Member of LR Tower, L.L.C., an Illinois limited liability company, as authorized Manager of Park Tower, L.L.C., an Illinois limited liability company, 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 severally acknowledged that he signed, on behalf of said limited liability company, on behalf of said limited liability company, on behalf of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of March, 2002.

  
NOTARY PUBLIC




Commission expires March 7, 2004

This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, Illinois 60610


City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
276773 \$8,752.50  
05/02/2002 11:44 Batch 11444 21



20551208

STATE OF ILLINOIS  
STATE TAX  
  
MAY 10 02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
01167.00  
FP 102808  
# 0000028324

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
  
MAY 10 02  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
00583.50  
FP 102802  
# 0000028475

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## EXHIBIT A TO WARRANTY DEED

PARCEL 1: UNIT NUMBER 3102 IN 800 NORTH MICHIGAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 7, 8 AND 9 IN THE PARK TOWER SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00584660, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) P-139 LOCATED IN THE "GARAGE PROPERTY" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE CS-17, LOCATED IN THE "RESIDENTIAL STORAGE AREA" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 4: EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS MORE PARTICULARLY DESCRIBED AND DEFINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AND BETWEEN PARK HYATT TOWER ASSOCIATES AND PARK TOWER, L.L.C. RECORDED AS DOCUMENT NUMBER 00584657, WHICH ARE APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID.

This deed is subject to the following permitted exceptions:

- (1) general real estate taxes and assessments not due and payable at the time of closing;
- (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) the Declaration of Condominium Ownership and By-laws, Easements, Restrictions and Covenants for 800 North Michigan Condominium Association, including all amendments and exhibits thereto;
- (4) the terms and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto;
- (5) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto and/or the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto;
- (6) covenants, conditions, and restrictions of record;
- (7) applicable zoning and building laws, ordinances and restrictions;
- (8) roads and highways, if any;
- (9) limitations and conditions imposed by the Act;
- (10) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle;
- (11) matters over which the Title Company is willing to insure;
- (12) acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Grantee;
- (13) Grantee's mortgage, if any; and
- (14) Leases, licenses and management agreements affecting the Parking Space(s), if any, and /or the Common Elements.

Address of the Real Estate: The Park Tower Condominiums  
800 North Michigan Avenue, Unit 3102, Chicago, Illinois 60611

PIN#'s: 17-03-231-018-1034 (applies to Unit 3102 for tax year 2001 and beyond); 17-03-231-002; -003; -004; -005; -008 (affect subject property and other land for tax year 2000).

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