

UNOFFICIAL COPY

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2002-05-22 09:18:17

Cook County Recorder

25.50

WARRANTY DEED

TR Chicago Avenue Partners, L.P.,  
an Illinois limited partnership, duly  
authorized to transact business in the  
State of Illinois (herein, "Grantor"),  
with its principal office at 1415  
Sherman Avenue, Suite 101,  
Evanston, Illinois 60201, for and in  
consideration of the sum of Ten  
Dollars (\$10.00) and other good and  
valuable consideration in hand paid,  
the receipt whereof is hereby  
acknowledged, CONVEYS and  
WARRANTS to ~~Randall B~~\*Chertkow (herein, the "Grantee") residing at 807 Church Street,  
Evanston, Illinois 60201, all the following described Real Estate situated in the County of Cook,  
State of Illinois, to wit:

COOK COUNTY

RECORDER

EUGENE "GENE" MOORE

BRIDGEVIEW OFFICE



0020580481

\* BENNETT

PARCEL 1: UNIT NUMBER B304 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
CERTAIN LOTS OF PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-  
CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST  
1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE  
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237861;  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-30 AND P-178 AND S-30 AND S-178, A  
LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3: EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY  
PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED  
IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF  
RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND  
TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED  
AUGUST 3, 2000 AS DOCUMENT NO. 00589859.

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

Current general real estate taxes, taxes for subsequent years and special taxes or  
assessments; the Illinois Condominium Property Act; the Declaration of  
Condominium Ownership; applicable zoning, planned development and building  
laws and ordinances and other ordinances of record; acts done or suffered by  
Grantee or anyone claiming by through or under Grantee; covenants, conditions,  
agreements, building lines and restrictions of record; easements recorded at any  
time prior to closing, including any easements established by or implied from the  
Declaration of Condominium Ownership or amendments thereto and any easements  
provided therefor; and Grantee's mortgage, if any.

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 Ownership for 1210-1236  
Chicago Avenue Condominium (the "Declaration"), 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,

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restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

Grantor reserves to itself and its beneficiary, and their successors and assigns, and Grantee hereby grants to Grantor, the right to repurchase the Real Estate provided in paragraph 22(b) of the Real Estate Contract dated January 14, 2001 (date of acceptance January 15, 2001), between Grantor and Grantee (the "Real Estate Contract"). The right of repurchase herein reserved by Grantor (i) is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Real Estate and (ii) shall expire upon the second anniversary of the date of recording of this deed.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 26<sup>th</sup> day of April, 2002.

TR CHICAGO AVENUE PARTNERS, L.P., an Illinois limited partnership

By: TR Chicago Avenue, Inc., an Illinois corporation, its general partner

By: Thomas A. Roszak  
Thomas A. Roszak, President

Attest: Thomas A. Roszak  
Thomas A. Roszak, Secretary

PINS: 11-19-105-030 and 11-19-105-031 (affects the Unit and the Common Elements).  
Address: 1222 Chicago Avenue, Unit #B304, Evanston, Illinois 60202

This instrument was prepared by: Christyl L. Marsh 630 Dundee Road, Suite 120 Northbrook, IL 60062	Upon recording mail to: Glenn Chertkow 1525 E. 53 <sup>rd</sup> St., Suite 524 Chicago, IL 60615	Send subsequent tax bills to: TR Chicago Avenue Partners, L.P. 1415 Sherman Avenue, Suite 101 Evanston, IL 60201
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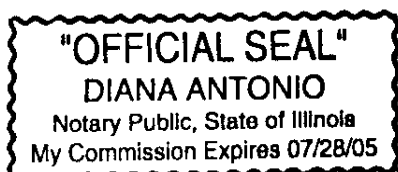
State of Illinois )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Thomas A. Roszak, the President and Secretary of TR Chicago Avenue, Inc., an Illinois corporation, the general partner of TR Chicago Avenue Partners, L.P., an Illinois limited partnership, personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26<sup>th</sup> day of April, 2002.

Commission Expires: 07/28/05

Diana Antonio  
Notary Public



CITY OF EVANSTON  
Real Estate Transfer Tax  
City Clerk's Office

010937

PAID APR 23 2002 AMOUNT \$1225.00



Agent CMD

## EXHIBIT A TO WARRANTY DEED

from  
TR Chicago Avenue Partners, L.P.  
to  
Randall B. Chertkow

## Excerpt of Paragraph 22(b) of Real Estate Agreement

If Purchaser shall institute or initiate legal action against Seller or its general partner at any time within two (2) years subsequent to the Closing, then Seller shall have the option to repurchase the Unit from Purchaser. Seller's right shall be exercised by written notice to Purchaser at any time after Purchaser commences or joins in legal action against Seller, on the following terms: (i) the price shall be the original Purchase Price, excluding Extras paid by Purchaser, plus or minus prorations of general real estate taxes and monthly assessments; (ii) Purchaser shall convey, by warranty deed, good marketable, and insurable title to the Unit to Seller, or its designee, subject only to the permitted exceptions (excluding acts of Purchaser) existing at Closing and any acts of Seller; (iii) closing of the repurchase shall be effected through an escrow as described in Paragraph 6(c) hereof; and (iv) Purchaser shall bear all costs of the escrow and title insurance in the amount of the original Purchase Price. No adjustment to the original Purchase Price shall be made for the cost of any improvements made by Purchaser to the Unit after the Closing. If Seller notifies Purchaser of its election to repurchase the Unit, then such repurchase shall be closed within thirty (30) days after the giving of Seller's notice of such election. In the event of Seller's repurchase of the Unit, as provided herein, Purchaser agrees to reconvey the Unit to Seller in the same physical condition as at Closing, except for ordinary wear and tear and improvements or betterments made by Purchaser to the Unit. Seller's right of repurchase under this Paragraph 22(b) is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Unit.

STATE TAX	STATE OF ILLINOIS  MAY.21.02	# 0000001864	REAL ESTATE TRANSFER TAX  00245.00  FP351010
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  MAY.21.02 REVENUE STAMP	# 00000009919	REAL ESTATE TRANSFER TAX  00122.50  FP351021