

UNOFFICIAL COPY

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2002-07-08 11:37:36
Cook County Recorder 25.50

WARRANTY DEED

MTZ 2039967

THIS AGREEMENT, made this 10th day of June, 2002, between 1899 Milwaukee L.L.C., 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 State of Illinois, Grantor, and Joseph A. Coakley, III, of Chicago, Illinois, Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

0020742367

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2002-07-08 11:37:36
Cook County Recorder 25.50



0020742367

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

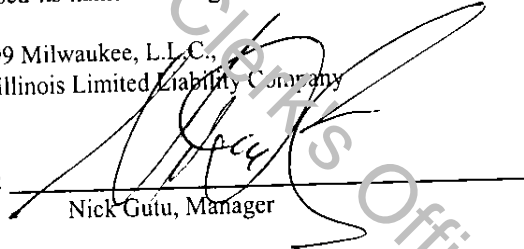
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either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

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

1899 Milwaukee, L.L.C.,
an Illinois Limited Liability Company

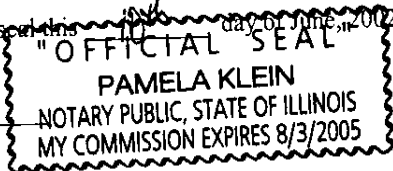
STATE OF ILLINOIS)
COUNTY OF COOK)

By: 
Nick Gutu, Manager

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Nick Gutu is personally known to me to be the Manager of 1899 Milwaukee, L.L.C., an Illinois Limited Liability Company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 limited liability company, for the uses and purposes set forth.

Given under my hand and notarial seal this 10th day of June, 2002.


Notary Public



This instrument prepared by:

Larry N. Woodard, Esq., Matanky and Matanky,
1332 N. Halsted St., Ste. 300, Chicago, IL 60622

After recording, return to:

Joseph A. Coakley 7000 W 111th St. #105, MORTON, IL 60442
Send subsequent tax bills to: Joseph A. Coakley III, 1907 N. MILWAUKEE, UNIT 208
CHICAGO, IL 60647



Handwritten notes:
C
2/5/02

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City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
282238 \$1,548.75
07/05/2002 13:06 Batch 03197 29



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL.-5.02
REVENUE STAMP

0000081911
REAL ESTATE
TRANSFER TAX
0010325
FP326670

STATE TAX
STATE OF ILLINOIS
JUL.-5.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000041446
REAL ESTATE
TRANSFER TAX
0020650
FP326669

Property of Cook County Clerk's Office

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

UNITS 208 AND G-20 IN THE CHANDELIER FACTORY LOFT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 15 TO 24, BOTH INCLUSIVE IN BLOCK 5 IN PIERCE'S ADDITION TO HOLSTEIN, IN SECTION 31, TOWNSHIP 40 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 0010441650 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE THE LIMITED COMMON ELEMENT STORAGE ROOM IDENTIFIED AS S-2 AS SHOWN ON THE SURVEY ATTACHED AS "EXHIBIT B" TO THE AFORESAID DECLARATION OF CONDOMINIUM

commonly known as: Units 208 and G-20, 1907 N. Milwaukee Ave., Chicago, IL 60647

Part of Permanent Index No.: 14-31-300-044-0000; -045; and -056

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S SUCCESSORS AND ASSIGNS THE EXCLUSIVE USE OF LIMITED COMMON ELEMENT STORAGE UNIT S-7 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010441650

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S 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;

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;

LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.