

ILLINOIS STATUTORY

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2002-06-28 08:40:44
Cook County Recorder 25:00



THE GRANTOR, Racing and Madison, LLC, an Illinois Limited Liability Company created and existing under and by virture of the laws of the State of Illinois and duly authorized to transact business in the City of Chicago, 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 the Manbers of said Limited Liability Company, CONVEY(S) and WARRANT(S) to Marc Sher and Pamela Greenfield, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

To hold not as tenants in common, but as Joint tenants.

## See Exhibit 'A' attached here o and made a part hereof

SUBJECT TO: terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as document number 0011163150, as amended from time to time; (b) terms, provisions, covenants, conditions and options contained in aid rights and easements established by the Operating Agreement and Declaration recorded as document number 0011163149, as arranded from time to time; and (c) limitations and conditions imposed by the Condominium Property Act.

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 Decalaration 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, easemets, covenants, conditions, restrictions and reservations comained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 17-17-200-004; 17-17-200-005; 17-17-200-006; 17-17-200-007;

17-17-200-008; 17-17-200-009 and 17-17-200-010

Address(es) of Real Estate: 1155 W. Madison Street, Unit 312, Chicago, Illinois 60607

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member this 14th day of June, 2002.

Racine and Madison, LLC

By Sproul Mitchell Builders, Inc., its Managing Member

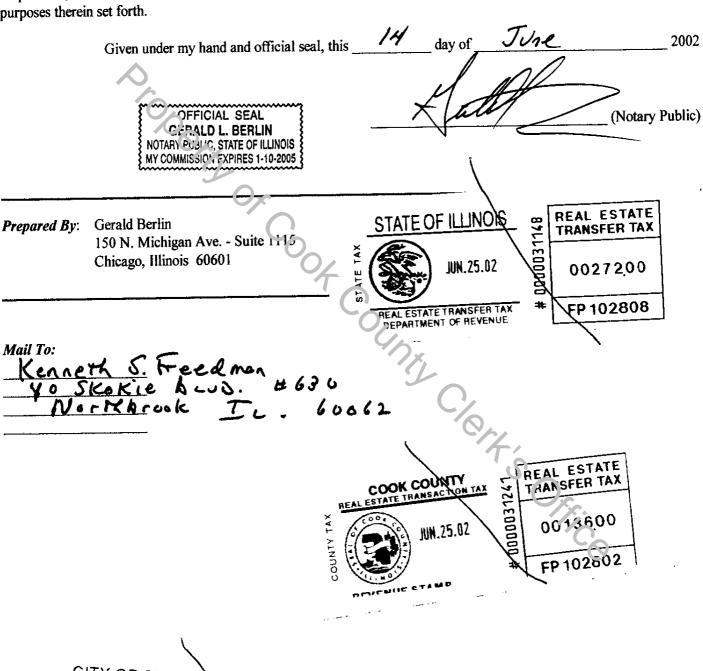
Arthur D. Mitchell, President

**BOX 333-CTI** 

300

## 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 Arthur D. Mitchell, personally known to me to be the President of Sproul Mitchell Builders, Inc. and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Arthur D. Mitchell and President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.





# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## **UNOFFICIAL COPY**

### EXHIBIT "A"

PARCEL 1: Unit 312 and P46 in the Madison Club Condominiums as delineated on a survey of the following described real estate:

LOTS 14, 15, 16, 17, 18, 19, 20 AND 21, IN HAYES' SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID PROPERTY, TAKEN AS A TRACT, THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 15.29 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 28.02 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; TIPNCE NORTH 90° 00' 00" EAST ALONG THE NORTH LINE THEREOF 6.50 FEET TO THE POINT OF PEGINNING; THENCE SOUTH 00° 15' 54" EAST 38.0 FEET; THENCE NORTH 90° EAST 146.0 FEET; THENCE NORTH 00° 15' 54" WEST 38.0 FEET; THENCE NORTH 90° WEST 146.0 FEET TO THE POINT OF BECKERING) IN COOK COUNTY, ILLINOIS.

which survey is attache as Exhibit "D" to the Declaration of Condominium which is recorded as document number 0011103150 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: Easements for the benefit of Parcel 1 for Ingress, Egress, Use and Enjoyment as created by Operating Agreement and Declaration recorded December 10, County Clarks Office 2001 as document number 0011163149.

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