



0020869431

2002/08/08 RECORDED

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

Admiral's Pointe LLC
1 West Superior, Suite 200
Chicago, IL 60610

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 Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to David T. O'Leary

645 North Kingsbury Street, Unit #2307, Chicago, IL 60610 of the County of Cook, to wit:

UNIT 2307 AND PARKING SPACE UNIT P-28 IN ADMIRAL'S POINTE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

SEE ATTACHED EXHIBIT "A".

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 15, 2002 AS DOCUMENT NUMBER 0020058465, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO:

General Real Estate taxes for the year 2002 and subsequent years; special taxes or assessments for improvements not yet completed; the terms, provisions and covenants of the Condominium Documents recorded as document number 0020058465, and as amended from time to time; easements, covenants, restrictions, agreements, conditions and building lines of record, as amended from time to time; provisions, conditions and limitations of the Agreement and Declaration of Easements, Reservations, Covenants and Restrictions recorded as document number 0020058464; provisions, conditions and limitations as created by the Condominium Property Act.

(7)


UNOFFICIAL COPY

Permanent Index Number(s) 17-09-127-023, 17-09-127-028, 17-09-127-029, 17-09-127-034, 17-09-127-035.

Address(es) of Real Estate: 645 North Kingsbury Street, Unit #2307, Chicago, IL 60610

Dated August 7, 2002.

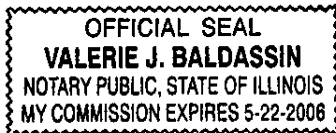
Admiral's Pointe LLC, an Illinois limited liability company


a Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that David Carlins, personally known to me to be a Manager of Admiral's Pointe LLC, 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 Admiral's Pointe LLC, as his free and voluntary act, and as the free and voluntary act and deed of said Admiral's Pointe LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of August, 2002.
Commission expires 5-22-2006.



Valerie J. Baldassin
Notary Public

This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

Southwest Law Office

4235 W 63rd St.

Chicago IL 60629

SEND SUBSEQUENT TAX BILLS TO:

David T. O'Leary

645 N. Kingsbury - 2307

Chicago IL 60610



20869431

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT 2307 AND PARKING UNIT P-28 IN ADMIRAL'S POINTE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOT 30 IN YOUNG'S SUBDIVISION IN BLOCK 1 OF ASSESSORS DIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ERIE STREET AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN COOK COUNTY, ILLINOIS.

ALSO

PARTS OF LOTS 28, 29 AND THAT PART OF LOT 30 AND ALL OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 30, (EXCEPT THE EAST 370.00 FEET THEREOF) IN YOUNG'S SUBDIVISION OF PART OF KINGSBURY TRACT, BEING PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

THE SOUTH 9 FEET OF LOTS 1 TO 5, (EXCEPT THE EAST 370.00 FEET THEREOF) BOTH INCLUSIVE, IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, 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 JANUARY 15, 2002 AS DOCUMENT NUMBER 0020058465, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

CITY OF CHICAGO
CITY TAX
AUG.-8.02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004160

REAL ESTATE TRANSFER TAX
0155625
FP326675

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
AUG.-8.02
REVENUE STAMP

0000002361

REAL ESTATE TRANSFER TAX
0010375
FP326657

STATE OF ILLINOIS
STATE TAX
AUG.-8.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004497

REAL ESTATE TRANSFER TAX
0020750
FP326703

20869431