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2002-08-26 09:57:50

Cook County Recorder

Page 1 of 3

25.00

WARRANTY DEED

JOINT TENANTS

GRANTOR, JAMES V. DOBEUS, a unmarried man, of the City of Chicago, in the County of Cook, 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, CONVEYS and WARRANTS to the GRANTEES, LEIGH M. KEYSER, an unmarried female, and GEORGE Z. LALICH, an unmarried male, both of the City of Chicago, in the County of Cook, in the State of Illinois, not as Tenants in Common or as Tenants by the Entireties but instead as Joint Tenants, the following described real estate situated in the City of Chicago, in the County of Cook, in the State of Illinois:



RECORDER'S STAMP

6040278 CHIC JBS 1 of 3 books

UNIT 1207 IN THE WHITNEY CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SIMON'S SUBDIVISION OF LOT 6 IN BRONSON'S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 5 TOGETHER WITH SUBLT OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5 IN ALICE P. HOLBROOK'S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY (THE "PLAT") IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WHITNEY CONDOMINIUM RECORDED IN COOK COUNTY, ILLINOIS DECEMBER 31, 1996 AS DOCUMENT NUMBER 96-982956, AS AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 1, 1997 AS DOCUMENT NUMBER 97-730677 AND SECOND AMENDMENT RECORDED MARCH 19, 1998 AS DOCUMENT NUMBER 98-216407 (AS SO AMENDED, THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; AND

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THE LIMITED COMMON ELEMENT COMPRISED OF PARKING SPACE NUMBERED 5 AS DELINEATED ON THE PLAT AN AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION:

Permanent Index No.: 17-04-218-048-1070

Commonly known as: 1301 North Dearborn Parkway, Unit 1207, Chicago, Illinois 60610

SUBJECT TO: (i) general taxes that are a lien but no yet due and payable, (ii) all rights, easements, covenants, conditions, options, restrictions, and reservations contained in or established by said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein, (iii) adverse encroachment of the three story brick building and a stockade fence located mainly on the property north and adjoining the land described in the Declaration by various distances of 0.22 feet to 0.35 feet, with respect to said building, and by 0.68 feet with respect to said fence, as disclosed by the Plat, (iv) applicable zoning and building laws and ordinances, including building lines and setbacks, (v) limitations and conditions imposed by the Illinois Condominium Property Act, (vi) installments due after the date of Closing of assessments established and/or levied pursuant to the Declaration, and (vii) acts done or suffered by or judgments against Grantees, individually or jointly. TO HAVE AND TO HOLD said premises forever.

GRANTOR also hereby grants to Grantees, individually and jointly, their successors and assigns, all 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.

BOX 333-CTI

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GRANTOR hereby warrants title to the aforesaid property, subject to the matters affecting title thereto described above, against the acts of Grantor, and the lawful claims of every person claiming said property or any part thereof or any interest therein, by, through, or under Grantor by reasons of said acts, but not otherwise.

CERTIFICATE

GRANTOR certifies, in accordance with Subparagraph 8(b) of the Declaration, that a copy of this deed has been delivered to the Board (as defined in Subparagraph 1(b) of the Declaration).

DATED this 15th day of August, 2002.

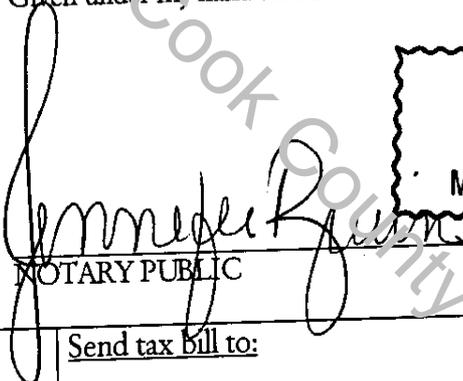

JAMES V. DOBEUS

20933575

STATE OF ILLINOIS)
COUNTY OF COOK)

ss. I, the undersigned, a Notary Public for the State of Illinois, DO HEREBY CERTIFY that JAMES V. DOBEUS, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal, this 15th day of August, 2002.


NOTARY PUBLIC

"OFFICIAL SEAL"
Jennifer L. Bruinius
Notary Public, State of Illinois
My Commission Expires 4/25/2004

(Affix Seal Here)

<p>Deed prepared by:</p> <p>Timothy E. Hoerman, Esq. 180 N. LaSalle Street, Suite 3300 Chicago, Illinois 60601</p>	<p>Send tax bill to:</p>	<p>After recording mail to:</p> <p>Wright M. Keyser and George Ziv Lalich 1301 North Dearborn Street Unit 1207 Chicago, Illinois 60610</p>
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STATE TAX

STATE OF ILLINOIS

AUG. 22. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035401

REAL ESTATE TRANSFER TAX
0057000
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 22. 02

REVENUE STAMP

0000035518

REAL ESTATE TRANSFER TAX
0028500
FP 102802

CITY TAX

CITY OF CHICAGO

AUG. 22. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017656

REAL ESTATE TRANSFER TAX
0427500
FP 102805

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STREET ADDRESS: 1301 N. DEARBORN #1207
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-04-218-048-1070

LEGAL DESCRIPTION:

UNIT 1207 IN THE WHITNEY CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SIMONS SUBDIVISION OF LOT 6 IN BRONSON'S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 5 TOGETHER WITH SUB LOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5, BOTH INCLUSIVE, IN ALICE P. HOBROOK'S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY (THE "PLAT") IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WHITNEY CONDOMINIUM RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER 31 1996 AS DOCUMENT NO. 99-982956, AND AMENDED BY FIRST AMENDMENT RECORDED OCTOBER 1, 1997 AS DOCUMENT 97-730677 (AS SO AMENDED, THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

AND THE LIMITED COMMON ELEMENT(S) COMPRISED OF PARKING SPACE(S) NUMBERED 5 DELINEATED ON THE PLAT AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office
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