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MTC ①

# UNOFFICIAL COPY

## WARRANTY DEED

00210575

2/28/01 03 001 Page 1 of 3  
2000-03-24 13:58:53  
Cook County Recorder 25.50



THIS AGREEMENT, made this 23<sup>rd</sup> day of March, 2000, between 1623 N. Western, 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 Gregg Shamburg, a single person 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 Grantees, and to the Grantees' 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:

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.

1623 N. WESTERN, L.L.C.,  
an Illinois Limited Liability Company

STATE OF ILLINOIS )  
COUNTY OF COOK )

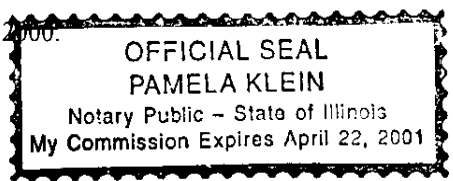
By: [Signature]  
Barry B. Kreisler, Manager

~~SM~~  
SM

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that BARRY B. KREISLER is personally known to me to be the Manager of 1623 N. WESTERN, 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 corporation, for the uses and purposes set forth.

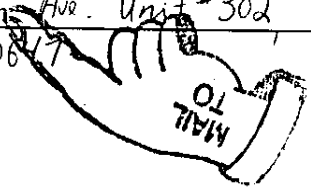
Given under my hand and notarial seal this 23<sup>rd</sup> day of March, 2000.

[Signature]  
Notary Public



This instrument prepared by: Robert W. Matanky, Esq., Kreisler and Matanky, 1332 N. Halsted St., Ste. 300, Chicago, IL 60622

After recording, return to: Gregg Shamburg 1623 N. Western Ave. Unit #302  
Chicago, Ill. 60647



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EXHIBIT "A"

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## LEGAL DESCRIPTION

UNITS 302 AND G-8 and P-4 IN 1625 N. WESTERN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

Lots 13, 14 and 15 (except that part lying west of a line 50.00 feet east of and parallel with the West line of Section 31) in the Subdivision of Lot 4; and the North 135.00 feet of the South 160.00 feet and the South 15.00 feet of Lot 48 in Mason's Subdivision of the West part of Lot 5 and the South 33.00 feet of Lot 3 all in the Assessors's Division of Unsubdivided land in the South 1/2 of the South West 1/4 of 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 00109590, together with an undivided percentage interest in the common elements.

commonly known as <sup>1623<sup>1/2</sup></sup>~~1623~~ N. Western Avenue, Unit #302 and G-8 and P-4, Chicago, IL 60647

Permanent Index No.: 14-31-326-019-0000  
14-31-326-020-0000  
14-31-326-021-0000  
14-31-326-048-0000  
14-31-326-049-0000  
14-31-326-055-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEEES, AND THEIR 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 CURRENTLY 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.

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00210575

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



HAR. 24.00

REVENUE STAMP

# 0000020342

REAL ESTATE  
TRANSFER TAX

0010500

FP326670

POSTAGE METER SYSTEMS

STATE OF ILLINOIS

STATE TAX



HAR. 24.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000009526

REAL ESTATE  
TRANSFER TAX

0021000

FP326660

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

222594

\$1,575.00

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