

# UNOFFICIAL COPY

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2404/0093 44 001 Page 1 of 3  
2002-10-17 11:20:26  
Cook County Recorder 28.50

**Warranty Deed  
Statutory (ILLINOIS)  
(Limited Liability Company to  
Individual)**



## THE GRANTOR

Above Space for Recorder's use only

**SIMBA DEVELOPMENT, LLC** 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 the sum of (\$10) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **JAMES CURRIER**, 131 W. Goethe, Chicago, Illinois 60610, following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1: UNIT NO. 2R IN THE 905 WEST LAKESIDE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

THE EAST 51.9 FEET OF LOT 17 AND THE WEST 8.8 FEET OF LOT "A" IN HORACE A. GOODRICH'S SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 30 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED September 5, 2002 AS DOCUMENT NO. 0020976394 TOGETHER WITH AN UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2R AND STORAGE SPACE S-2R LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0020976394.**

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.

The tenant has no right of first refusal

**P.N.T.N.**

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081736  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE SEP 11 '02  
PB. 11196  
656.25

081737  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE SEP 11 '02  
PB. 11196  
656.25

077352  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE SEP 11 '02  
PB. 10215  
175.00

077697  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP SEP 11 '02  
PB. 10849  
87.50

Property of Cook County Clerk's Office

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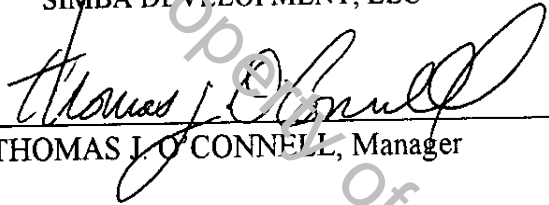
Permanent Index Number (PIN): 14-17-206-013

Address of Real Estate: 905 W. LAKESIDE, UNIT 2R, CHICAGO, IL 60640

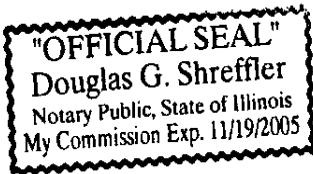
SUBJECT TO: General Taxes for 2001 and subsequent years.

Dated this 26<sup>th</sup> day of August, 2002

SIMBA DEVELOPMENT, LLC

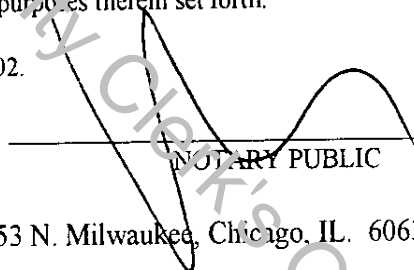
By:   
THOMAS J. O'CONNELL, Manager

State of Illinois, County of Cook ss, I, the undersigned a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that THOMAS J. O'CONNELL is personally known to me to be the manager of the limited liability company, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 26<sup>th</sup> day of August, 2002.

Commission expires \_\_\_\_\_, 19\_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee, Chicago, IL. 60630

MAIL TO:  
DOUGLAS G. SHREFFLER  
4653 N. MILWAUKEE  
CHICAGO, IL 60630

SEND SUBSEQUENT TAX BILLS TO  
JAMES CURRIER  
131 W. GOETHE  
CHICAGO, IL 60610



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