

UNOFFICIAL COPY

0021339779
 9677/0069 83 003 Page 1 of 3
 2002-12-05 11:28:18
 Cook County Recorder 28.50



WARRANTY DEED
 MIC 20490431 all

THE GRANTOR, MUSEUM PARK EAST, L.L.C.,
 an Illinois Limited Liability Company, of the City of
 Chicago, State of Illinois for and in consideration of
 the sum of TEN (\$10.00) and 00/100 DOLLARS
 and other good and valuable consideration, in hand
 paid, CONVEYS AND WARRANTS TO:

XX
 XX
 XXXXXXXXXXXX Cole Taylor Bank, as Trustee u/t/n
 42913, dated August 8, 1984, 111 W. Washington Street,
 Suite 650, Chicago, Illinois, 60602,

CITY
 RECORDER
 GENE "GENE" MOORE
 MARKHAM OFFICE

the following described Real Estate situated in the
 County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
 HERETO AND MADE A PART HEREOF.

(above space for recorder only)

Address: 1317 S. Indiana Avenue , Chicago, Illinois

P.I.N.: 17-22-110-031-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) all public, private and utility easements; (5) encroachments, covenants, conditions, restrictions and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other project documents, including without limitation the Museum Park East Umbrella Declaration and the Declaration of Easements, Party Wall Rights, Covenants and Restrictions for the Park East Homes Homeowner's Association, and any amendments and exhibits thereto; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (9) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (10) the terms and conditions of the Special Service Area Ordinance; and (11) liens and other matters as to which the title insurance company commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 26th day of November 2002.

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 DEC.-3.02
 REVENUE STAMP

0000092812

REAL ESTATE TRANSFER TAX
0030900
FP326670

MUSEUM PARK EAST, L.L.C.,
 an Illinois limited liability company,
 BY: EDC MUSEUM PARK EAST, L.L.C.
 An Illinois limited liability company
 ITS: Manager
 BY: EDC MANAGEMENT, INC.,
 An Illinois Corporation
 ITS: Manager

STATE TAX

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX

 DEC.-3.02
 DEPARTMENT OF REVENUE

0000045483

REAL ESTATE TRANSFER TAX
0061800
FP326669

Ronald B. Shipka, Jr.
 ITS: President

3rd

3P55
 W

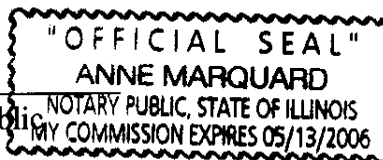
State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc. the Manager of EDC Museum Park East, L.L.C., the Manager of Museum Park East, L.L.C. 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 he signed, sealed and delivered the said instrument as his free and voluntary act as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 26th day of November 2002.



Notary Public



Prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to:
Mr. Patrick Turner
Law Offices of Victor Cacciatore
527 S. Wells Street
Chicago, IL 60607

Send subsequent tax bills to:
Raymond Spaeth & Sharolyn Jay
1317 S. Indiana Avenue
Chicago IL 60605



City of Chicago
Dept. of Revenue
294919



Real Estate
Transfer Stamp
\$4,635.00

12/04/2002 11:39 Batch 02291 16

LEGAL DESCRIPTION

LOT 15 IN MUSEUM PARK SUBDIVISION BEING A ^{resubdivision} SUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 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.

Commonly known as 1317 S. Indiana Avenue, Chicago, Illinois

PIN: 17-22-110-031-0000 (affects the underlying land and other property)

Cook County Clerk's Office