

# UNOFFICIAL COPY

WARRANTY DEED

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2002-12-20 10:43:34

Cook County Recorder 28.50



204 2275 MTC Tmn/afell

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:

~~CORY YI-YU CHEN~~, 3900 N. Lakeshore Drive,  
CORY YI-YU CHEN  
Chicago, IL 60613

COOK COUNTY  
RECORDER  
EUGENE "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: 1341-K 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 21st day of November, 2002.

3<sup>m</sup>

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



DEC. - 3.02

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0032575


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




DEC. - 3.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0065150

FP326669

BY:   
Ronald B. Shipka, Jr.  
ITS: President

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 22<sup>nd</sup> day of November, 2002.



Notary Public

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

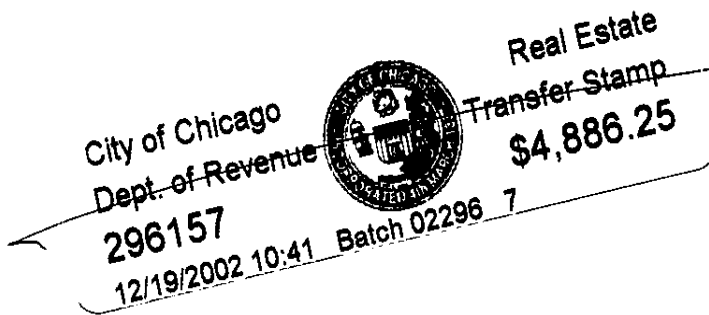
Mail to:

John Logan  
2700 Lake Cook Road  
Riverwoods, IL 60015



Send subsequent tax bills to:

Cory Y. Chen  
1541 K South Indiana Avenue  
Chicago, IL 60605



LEGAL DESCRIPTION

LOT 38 IN MUSEUM PARK SUBDIVISION BEING A 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 1341K South Indian Avenue, Chicago, Illinois

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

Cook County Clerk's Office