

454945
WARRANTY DEED
Corporation to Trust

UNOFFICIAL COPY 00228486

2411/0125 05 001 Page 1 of 4
2000-03-31 13:04:40
Cook County Recorder 51.00

THE GRANTOR

ERIE CENTER LOFTS, INC.



a corporation created under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for in consideration of the sum of Ten dollars and no/100 (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to:

Scott E. Bowers

TICOR TITLE INSURANCE

the following Real Estate situated in the County of COOK in the State of Illinois to wit:

LEGAL DESCRIPTION:

--- SEE "EXHIBIT A" ATTACHED ---

Permanent Real Estate Index Number(s): 17-09-127-003; 17-09-127-004 ; 17-09-127-026

Address (es) of Real Estate: 435 West Erie St. #2202/2302

In Witness whereof, said Grantor has caused its corporation to be hereto affixed, and has caused its name to be signed to these present by its President and Assistant Secretary, this 17th day of March 2000.

President

Assistant Secretary

File No: 454945

454945

WARRANTY DEED (Continued)

UNOFFICIAL COPY

File No 454945

00228486

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 Maurice Sanderman personally known to me to be the President of the

ERIE CENTER LOFTS, INC.

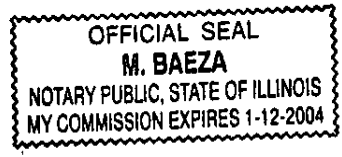
corporation and Maribel Baeza personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of March, 2000.

Commission Expires January 1, 2004.

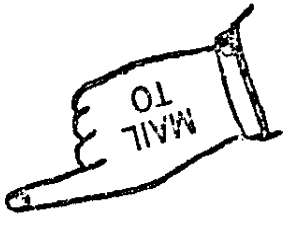
[Signature]
Notary Public

(Seal)



This instrument was prepared by:

Maurice Sanderman, President
70 East Lake Street, #1600
Chicago, IL 60601



MAIL TO:

Scott E. Bowers
435 West Erie St. #2202
Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Scott E. Bowers
435 West Erie St #2202
Chicago, IL 60610

00228486

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617753
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 MAR30'00
 757.50
 PB. 11183

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR30'00
 378.75
 PB. 11183

★ 007051
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR30'00
 900.00
 PB. 11183

★ 007059
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR30'00
 900.00
 PB. 11183

★ 007049
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR30'00
 900.00
 PB. 11183

★ 007048
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR30'00
 900.00
 PB. 11183

★ 007047
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR30'00
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 PB. 11183

★ 007046
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR30'00
 900.00
 PB. 11183

★ 007033
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 MAR30'00
 281.25
 PB. 11183

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EXHIBIT "A"

00228486

UNIT 2202/2302 AND PARKING SPACE 645 IN THE ERIE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PORTIONS OF CERTAIN LOTS IN BLOCK 1 OF ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT OF THE DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, RECORDED SEPTEMBER 29, 1997 AS DOCUMENT NUMBER 97-719-736 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; 2) SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS; 3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; 4) THE DECLARATION INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO; 5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); 6) EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE; 7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); 8) ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY, THROUGH, OR UNDER BUYER; 9) LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; AND 10) TITLE EXCEPTIONS TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT THE TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THAT TIME BY USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED.