

STATUTORY (ILLINOIS) (LIMITED LIABILITY COMPANY TO INDIVIDUAL) 2000-04-04 15:48:12

Cook County Recorder

23.50



THE GRANTOR, 700 North Kingsbury 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, CONVEY AND WARRANT TO: Elizabeth Jane Phillips, 3266 N. Clark, #3G, Chicago, IL

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 PEREOF.

Permanent Real Estate Lorex Number (s): 17-09-118-001; 17-09-118-002: 17-09-118-010; 17-09-118-011; 17-09-500-004

Address of Real Estate: 520 W. Huror/521 W. Superior, Unit 308/GU-61/S-44 Chicago, Illinois (above space for recorder only)

SUBJECT TO: 1) real estate taxes not yet and payable; 2) special taxes or assessments for improvements not yet completed and other assessments or installments the reaf not due and payable at the time of closing; 3) applicable zoning and building laws or ordinances; 4) reservation by the Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the right and easements set forth in the Declarations including any and all amendments and exhibits thereto; 5) provisions of the Condominium Property Act of Illinois; 6) acts done or suffered by Buyer, or anyone claiming by, through, or un ter Buyer; and 7) liens and other matters as to which the Title Insurer 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 <u> 27th</u> _{day of <u>March</u>, 2000.}

> 700 North Kingsbury, L. BY: Enterprise Kingsbury

lanaging Member

State of Illinois

County of Cook)

I TOCOCON TUNN

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., Managing Member of Enterprise Kingsbury, L.L.C., a Manager of 700 North Kingsbury L.L.C., 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, for the uses and purpose therein set forth.

Given under my hand and official seal, this 27t

JIAM

Notary Public

My commission

Kathleen Burmeister Notary Public, State of Illinois

"OFFICIAL SEAL"

Was prepared by Brown, Lacil & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.

This Instrument

Mail to:

Steven Norgaard

493 Duane Street

Glen Ellen, IL 60137

Send subsequent tax bills to:

Elizabeth Jane Phillips

520 W. Huron/521 W. Superior Unit 308

Chicago, IL

UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNIT 308 AND GUGU-61 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RIVER NORTH COMMONS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 09066756 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER NUMBER S-44, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED: AS DOCUMENT 09066756.

"GRANTOR ALSO HEREBY GIVANTS 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 C.
RESTRICTIONS AND RESERV.
THOUGH THE PROVISIONS OF SAID DECL.
LENGTH HEREIN."

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL "THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT



