

UNOFFICIAL COPY

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26/4/2002 05:00:01 Page 1 of 3  
2000-04-12 11:25:23  
Cook County Recorder 25.00



WARRANTY DEED

THE GRANTOR OGDEN PARTNERS MADISON, LLC., an Illinois Limited Liability Company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

JOHN J. DERBY, 1173 Sequoia, Naperville, Illinois 60540, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description). SUBJECT TO: General taxes for 1999 and subsequent years.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PIN: 17-17-206-007-0000, 17-17-206-008-0000, 17-17-206-011-0000 and 17-17-206-012-0000

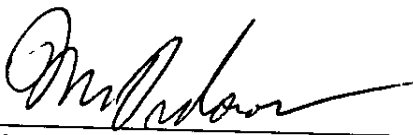
Address of Real Estate: 939 W. Madison Street, Unit 303 and P-12, Chicago, Illinois 60607

hereby releasing and waiving all rights under and by virtue of the homestead Exemption Laws of the State of Illinois.

No Tenant had any right of first refusal or option to purchase.

Dated: March 29, 2000

OGDEN PARTNERS MADISON, LLC.  
an Illinois limited liability company  
By: Ogden Partners North, Inc., Manager

By:   
Mark R. Ordower, President

This Instrument prepared by: Mark R. Ordower, 937 W. Randolph, #3E, Chicago, IL 60607

Madison deed

BOX 333-CTI

MO abs 7858527 JK2 CTIC



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## LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBERS 303 and P-12 IN THE MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 3 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99831947; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Index Nos:   17-17-206-007-0000  
                                  17-17-206-008-0000  
                                  17-17-206-011-0000  
                                  17-17-206-012-0000

Commonly Known As:    939 W. Madison Street, Unit 303 and P-12, Chicago, Illinois