

UNOFFICIAL COPY

00266883

27/6/0021 50 001 Page 1 of 3
2000-04-17 13:48:12
Cook County Recorder 25.50

WARRANTY DEED



00266883

RECORDER'S STAMP

N9902527 # 1 of 2

3

THE GRANTOR, **57 EAST DELAWARE, L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose address is c/o Golub and Company, 625 North Michigan Avenue, Chicago, Illinois 60611, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to **LORI CRONIN**, whose address is 637 Riverside Drive, Ormond Beach, Florida 32176, all interest in the Premises described on **Exhibit A** which is attached hereto and made a part hereof. Notwithstanding the foregoing, this conveyance and the covenants and warranty of the Grantor made herein are subject to those matters set forth on **Exhibit A**.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its managing member.

DATED April 14th 2000

MAIL TO:

LORI CRONIN
57 EAST DELAWARE
UNIT 3104
CHICAGO, IL 60611

NAME & ADDRESS FOR REAL ESTATE TAX BILLS:

LORI CRONIN
57 East Delaware
Unit 3104
Chicago, IL 60611

[Signature Block is on the Following Page.]

UNOFFICIAL COPY

57 EAST DELAWARE, L.L.C., a Delaware limited liability company

By: 57 East Investors, L.P., an Illinois limited partnership, its managing member

By: Golub & Company of Illinois, Inc., an Illinois corporation, its general partner

By: *Paula Harris*
Name: PAULA HARRIS
Title: Vice President

ATTEST: *Robert J. Taylor*
Its: Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Tanika King, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that PAULA HARRIS, Vice President of Golub & Company of Illinois, Inc., an Illinois corporation as general partner of Golub 57 East Investors, L.P., an Illinois Limited Partnership and LEE GOLUB, the Secretary of said corporation, personally known to me to be the same persons whose name are subscribed to the foregoing instrument as such Vice President and Secretary, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation as general partner of Golub 57 East Investors, L.P., for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of April, 2000.

Tanika King
Notary Public

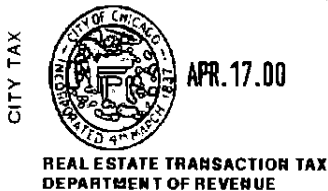
My Commission expires: 05/12/03

NAME & ADDRESS OF PREPARER:
Robert J. Taylor, Esq.
ARNSTEIN & LEHR
120 South Riverside Plaza
Suite 1200
Chicago, IL 60606



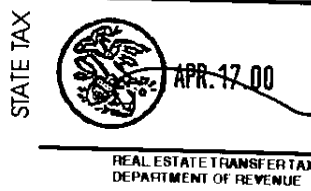
SEE "EXHIBIT A" ATTACHED TO THIS WARRANTY DEED AND MADE A PART HEREOF

CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
0272250
FP326675

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX
0036300
FP326703

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 3104 IN BRISTOL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 3 AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 09204946, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The grantor hereunder ("**Grantor**") also hereby grants to the grantee hereunder ("**Grantee**"), its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THIS DEED IS ALSO SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing; (2) the Illinois Condominium Property Act and the City of Chicago Municipal Code; (3) the Condominium Documents (as defined in the Purchase Agreement), including any amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Grantee or any one claiming by, through or under Grantee; (6) easements, agreements, covenants, conditions and restrictions of record; (7) leases and licenses affecting the Common Elements or the Unit.

ADDRESS OF PROPERTY: 57 East Delaware, Unit 3104
Chicago, Illinois

PERMANENT REAL ESTATE TAX NOS.: 17-03-217-013

