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2000-04-28 10:23:31
Cook County Recorder 29.00

GEORGE E. COLE®
LEGAL FORMS

FORM NO. 810
February, 1985

WARRANTY DEED
Statutory (ILLINOIS)
TENANTS BY THE ENTIRETY

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



00297510

THE GRANTOR,
BUCKINGHAM PALACE, L.L.C.,

an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

STUART B. FRANKEL and RITA MIRMAN
1 East Delaware, Unit 25B
Chicago, Illinois 60611

not as Joint Tenants and not as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A"

Subject to: See Attached Exhibit "B"


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in joint tenancy and not in co-tenancy, but as Tenants by the Entirety.

Permanent Real Estate Index Number(s): Part of 14-21-309-070
Address(es) of Real Estate: 743-745 W. Buckingham, Units 3 and P-4 and P-5, Chicago, Illinois

DATED this 21st day of April, 2000.

BUCKINGHAM PALACE, L.L.C., an Illinois limited liability company

By: Parkland Development Company, an Illinois corporation
Its: Manager

By: 
Neil J. Kozokoff, President (SEAL)

BOX 333-CT1

Handwritten notes on the left margin: "10/1", "DWB", "072002-010", "7540380", "pa Abstract".

Handwritten initials "Su" on the right side.

Handwritten text "Cook County Clerk's Office" oriented vertically on the right side.

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OR RECORDER'S OFFICE BOX NO. _____

Mail To:

STUART B. FRANKEL (Name)
743-745 W. BUCKINGHAM, UNIT 3 (Address)
CHICAGO, ILLINOIS (City, State and Zip)

RITA MIRMAN (Name)
Kirkland + Ellis (Address)
Chicago IL 60601 (City, State and Zip)

200 East Randolph, 53rd Fl. (Address)

SEND SUBSEQUENT TAX BILLS TO:

This instrument was prepared by Gary L. Plonick, 222 N. LaSalle St., Suite 1910, Chicago, Illinois 60601 (NAME AND ADDRESS)

Lou Ann Stumbeck
 NOTARY PUBLIC

Commission expires 6/11/2002

Given under my hand and official seal, this 21st day of April, 2000.

Neil J. Kozokoff, President of Parkland Development Company 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 purposes therein set forth, including the release and waiver of the right of homestead.

My Commission Expires 6/11/2002

SEAL OF ILLINOIS
 NOTARY PUBLIC
 LORIAN STUMBECK
 "OFFICIAL SEAL"

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

01546200

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COOK
CC. NO: 018

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR 27 '00

DEPT. OF
REVENUE

550.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE APR 27 '00
PB. 11187



999.00

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Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP

APR 27 '00



275.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE APR 27 '00
PB. 11187



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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE APR 27 '00
PB. 11187



999.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE APR 27 '00
PB. 11187



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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE APR 27 '00
PB. 11187



129.00

Cook County Clerk's Office
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EXHIBIT "A"

Legal Description

UNIT NUMBERS 3 AND P-4 AND P-5 IN THE GREENHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10 TO 14 BOTH INCLUSIVE TAKEN AS A SINGLE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 50.11 FEET TO THE CENTER LINE OF A WALL THAT IS BUILT AND USED AS A PARTY WALL; THENCE SOUTH ALONG THE CENTER LINE OF SAID WALL AND SAID CENTER LINE EXTENDED, PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 54.72 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 23.11 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 6.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID TRACT, A DISTANCE OF 27.0 FEET TO A POINT ON THE WEST LINE OF SAID TRACT, SAID POINT BEING 60.72 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 60.72 FEET TO THE PLACE OF BEGINNING, ALL IN THE SUBDIVISION OF PART OF LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION OF LOT 39 IN PINE GROVE AND PART OF LOT 15 IN BLOCK 2 IN CLARK AND MCCONNELL'S ADDITION TO LAKEVIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 IN PINE GROVE IN SECTION 21, TOWNSHIP 40 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 AS DOCUMENT NUMBER 99995055 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: PART OF 14-21-309-070

COMMONLY KNOWN AS: 743-745 WEST BUCKINGHAM,
UNITS 3 AND P-4 AND P-5
CHICAGO, ILLINOIS

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EXHIBIT "B"

SUBJECT ONLY TO: GENERAL TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING; AND TO COVENANTS, CONDITIONS, RESTRICTIONS AND PARTY WALL AGREEMENTS OF RECORD; BUILDING LINES AND RECORDED EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE INTENDED USE AND ENJOYMENT OF THE PROPERTY AS A RESIDENCE.

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 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.

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Property of Cook County Clerk's Office