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WARRANTY DEED

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2003-02-10 09:58:45

Cook County Recorder 28.50

THE GRANTOR, MUSEUM PARK EAST, 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, CONVEYS AND WARRANTS TO:



0030195059

Joseph P. Flavin and Marlene M. Flavin,\* 5423

South Eastview Park, #2, Chicago, IL

\*HUSBAND AND WIFE NOT AS JOINT TENANTS, NOR 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:

COOK COUNTY RECORDER EUGENE "GENE" MARKHAM OFFICE

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

(above space for recorder only)

Address: 205 E. 13th Street (Private) Chicago, Illinois

P.I.N.: 17-22-110-031-0000 (Includes other parcels)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) all public, private and utility easements; (5) encroachments, covenants, conditions, restrictions and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other project documents, including without limitation the Museum Park East Umbrella Declaration and the Declaration of Easements, Party Wall Rights, Covenants and Restrictions for the Park East Homes Homeowner's Association, and any amendments and exhibits thereto; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (9) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (10) the terms and conditions of the Special Service Area Ordinance; and (11) liens and other matters as to which the title insurance company 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 15th day of January, 2003.

3<sup>m</sup>

MUSEUM PARK EAST, L.L.C.,  
an Illinois limited liability company,  
BY: EDC MUSEUM PARK EAST, L.L.C.  
An Illinois limited liability company  
ITS: Manager  
BY: EDC MANAGEMENT, INC.,  
An Illinois Corporation  
ITS: Manager  
BY:   
Ronald B. Shipka, Jr.  
ITS: President



LEGAL DESCRIPTION

LOT 6 IN MUSEUM PARK SUBDIVISION BEING A SUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS 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 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.

Commonly known as 205 E. 13<sup>th</sup> Street (Private), Chicago, Illinois

PIN: 17-22-110-031-0000 (affects the underlying land and other property)

Cook County Clerk's Office