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2003-01-29 08:31:24  
Cook County Recorder 28.00



WARRANTY DEED

The Grantor, Madison Manor 2 Development LLC, an Illinois Limited Liability Company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby warrant and convey unto Mary Ellen Swae of 389 Herrick Road, Riverside, Illinois 60546, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

c/k/a Unit 905E and Parking Unit P-106, 910 West Madison Street, Chicago, Illinois 60607

PIN# 17-08-448-004-0000 (affects this and other land).

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

SUBJECT TO: (1) general real estate taxes for 2001 and subsequent years; (2) the Condominium Property Act; (3) the Declaration of Condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) easements, agreements, conditions, covenants and restrictions of record, if any; (7) leases and licenses affecting the Common Elements.

DATED this 10th day of January, 2003.

Madison Manor 2 Development LLC,  
an Illinois Limited Liability Company

BY: [Signature] (SEAL)  
Its: Manager

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UNIT 905E AND PARKING UNIT P-106 IN THE MADISON MANOR 2 CONDOMINIUMS,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 10, INCLUSIVE, IN WILLIAM HALE THOMPSON'S  
SUBDIVISION OF LOTS 17 TO 26, INCLUSIVE, IN S.F. GALE'S  
SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO  
A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, 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 JUNE 26, 2001 AS  
DOCUMENT 0010558081, AND FIRST AMENDMENT RECORDED AS  
DOCUMENT 0020105051 AND SECOND AMENDMENT RECORDED AS  
DOCUMENT 0020848631 AND THIRD AMENDMENT RECORDED AS  
DOCUMENT NUMBER 0020933836 AND FOURTH AMENDMENT  
RECORDED AS DOCUMENT NUMBER 0020986921 AND FIFTH  
AMENDMENT RECORDED AS DOCUMENT NUMBER 0021028207 AND  
SIXTH AMENDMENT RECORDED AS DOCUMENT NUMBER 0021211041  
AND SEVENTH AMENDMENT RECORDED AS DOCUMENT NUMBER  
0021379537 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST  
IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED  
AND STIPULATED AT LENGTH HEREIN.

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