2003-01-29 08:31:24

Cook County Recorder

28.00

WARRANTY DEED

0030131302

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 loos 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 descrip ion

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 an endments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done of 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 Eigments.

DATED this 10th day of Tarray, 2003.

Madison Manor 2 Development LLC, an Illinois Limited Liability Company

Its: Manager

**BOX 333-CTI** 

State of Illinois	)
	) SS.
County of Cook	)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Berry, Manager of Madison Manor 2 Development LLC, an Illinois Limited Liability Company, a person 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, as such Manager for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this \_\_\_\_\_\_\_

day of Taman mm a mananana

OFFICIAL SEAL LISA MANCINI

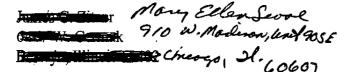
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 05/24/03

Notary Public

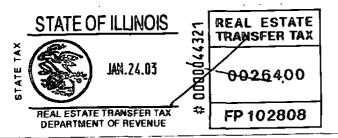
This instrument was prepared by Bryce Downey, Murray, Jensen & Mikus LLC, 312 W. RANDOLPH, SUITE 200, CHICAGO, ILLINOIS 60606

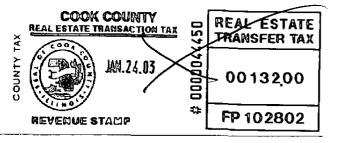
MAIL TO:

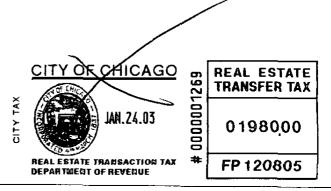
SEND SUBSEQUENT TAX BILLS TO:



Mary Ellen Swae 910 W. Madison, Unit 905E Chicago, Illinois 60607







## **UNOFFICIAL COPY**

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 1/4 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 0021211041 AND SEVENTH AMENDMENT RECORDED AS DOCUMENT NUMBER 0021379537 TOGETHER WITH TO 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, ITC 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.