

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

UNOFFICIAL COPY

0030201979

546/0283 27 001 Page 1 of 3

2003-02-11 12:11:31

Cook County Recorder

28.50



0030201979

WARRANTY DEED 0283 27 001

GRANTOR(S),  
NORTH ORLEANS DEVELOPMENT, LLC  
An Illinois limited liability company  
of the County of Cook, in the  
State of Illinois, for and in consideration of  
Ten Dollars (\$10.00) and other good  
and valuable consideration in  
hand paid, CONVEY(S) and WARRANT(S)  
to the grantee(s),  
James Funkhouser and Jeanne Funkhouser  
1512 N. Hudson  
Chicago, Il 60610

(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto

PIN: 17-04-200-025; 17-04-200-080; 17-04-200-081; 17-04-200-083; 17-04-200-084; 17-04-200-085; 17-04-200-086; 17-04-200-065; 17-04-200-066; 17-04-200-072  
Address(es) of Real Estate: 1546 N. Orleans Chicago, Illinois 60610

Dated this 20 day of Jan, 2003.

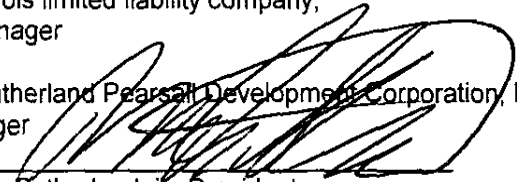
3 mp

NORTH ORLEANS DEVELOPMENT LLC  
an Illinois limited liability company

By: Orleans Grand, LLC, an Illinois limited liability Company, its sole member

By: Grand Orleans Management, LLC,  
an Illinois limited liability company,  
its Manager

By: Sutherland Pearsall Development Corporation, Its  
Manager

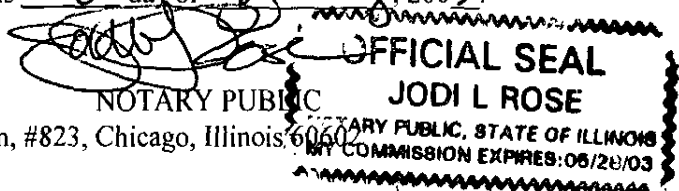
By:   
Mark Sutherland, its President

Attest:   
Alex Pearsall, its Secretary

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Sutherland, personally known to me to be the President of the corporation, and Alex Pearsall, personally known to me to be the Secretary of the Corporation, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 20 day of January, 2003.



Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois 60602

# UNOFFICIAL COPY

Legal Description

Unit 603 and Parking Space Unit P-6 in Parc Orleans Condominium as delineated and defined on the plat survey of the following described parcel of real estate:

**Parcel 1:**

The North 58 feet of Lots 2 and 3, taken as a tract, (except the West 5.0 feet of Lot 3) and also (except the East 25.74 feet of the North 46.0 feet of Lot 2) in the Subdivision of the East 100 feet of the West 227.30 feet of Lot 119 and Sub-lots 3 and 4 of the West 1/2 of Lots 120, 125 and all of Lots 123, 124, 127 to 134 and 137 of Bronson's Addition to Chicago in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

The North 46 feet of Lot 4, and the West 5.0 feet of the North 46 feet of Lot 3, taken as a tract, in the Subdivision of the East 100 feet of the West 227.30 feet of Lot 119 and Sub-lots 3 and 4 of the West 1/2 of Lots 120, 125 and all of Lots 123, 124, 127 to 134 and 137 of Bronson's Addition to Chicago in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 3:**

Lots 5, 8, 9 and the West 29.64 feet of Lot 12 (except elevated railroad right-of-way described as follows: commencing on the South line of Lot 12, 41 feet West of the West line of North Market Street (now Orleans Street) thence West 61.2 feet; thence North 22 feet; thence Southeasterly to the point of beginning) in Ogden's Subdivision of the West 1/2 of Lots 120 and 125 and all of Lots 123, 124, 127 to 134 and Lot 137 in Bronson's Addition to Chicago, in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian.

**Also**

That portion of Lots 2 and 3 (except the West 5.00 feet of said Lot 3) lying South of the North 58.0 feet thereof, and that portion of Lot 4 and the West 5.00 feet of Lot 3, lying South of the North 46.0 feet thereof, all in the Subdivision of the East 100 feet of the West 227.30 feet of Lot 119 and Sub-lots 3 and 4 of the West 1/2 of Lots 120 and 125 and all of Lots 123, 124, 127 to 134 and Lot 137 in Bronson's Addition to Chicago, in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 4:**

The East 25.74 feet of the North 46.0 feet of Lot 2 in the Subdivision of the East 100 feet of the West 227.30 feet of Lot 119 and Sub-lots 3 and 4 of the West 1/2 of Lots 120, 125 and all of Lots 123, 124, 127 to 134 and 137 of Bronson's Addition to Chicago in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded January 17, 2003 as document number 0030085584, as amended from time to time, together with its undivided percentage interest in the common elements.

There are no tenants in the building.

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 though the provisions of said Declaration were recited and stipulated at length herein.

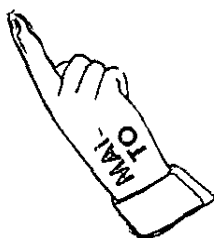
This deed is subject to: Real estate taxes not yet due and payable and for subsequent years; The Declaration; Public and utility easements; Covenants, conditions, restrictions of record as to use and occupancy; Applicable zoning and building laws, ordinances and restrictions; Roads and highways, if any; Provisions of the Condominium Property Act of Illinois; Installments due after the date of closing of assessments established pursuant to the Declaration; and Acts done or suffered by the Purchaser.

**THE BUILDING IS A POST-TENSION CONCRETE BUILDING WITH METAL TENDONS IN EACH OF THE FLOOR AND CEILING CONCRETE SLABS. ACCORDINGLY, NO UNIT OWNER SHALL CAUSE AND/OR PERMIT ANY HOLES WHATSOEVER WHETHER IT BE FROM DRILLING, NAILING, SCREWING, CUTTING, CHIPPING OR OTHERWISE IN THE ANY OF THE FLOOR AND/OR CEILING SLABS. ANY SUCH DRILLING, NAILING, SCREWING, CUTTING AND/OR CHIPPING MAY CAUSE IRREPRABLE DAMAGE TO THE STRUCTURAL INTEGRITY OF THE BUILDING WHICH COULD RESULT IN A LIFE SAFETY ISSUE.**

Mail to: JAMES B. FURKHOLDER Send Subsequent Tax Bills To: JAMES B. FURKHOLDER

1512 N. HUDSON AVE. #1  
CHICAGO, IL. 60610

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CHICAGO, IL. 60610



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# UNOFFICIAL COPY

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Property of Cook County Clerk's Office

STATE OF ILLINOIS

STATE TAX



FEB.-6.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000005265

REAL ESTATE TRANSFER TAX
00276.50
FP326703

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



FEB.-6.03


REVENUE STAMP

# 0000003126

REAL ESTATE TRANSFER TAX
00138.25
FP326657

CITY OF CHICAGO

CITY TAX



FEB.-6.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000006913

REAL ESTATE TRANSFER TAX
02073.75
FP326675