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2003-02-14 09:31:17

Cook County Recorder

28.50

WARRANTY DEED

TR Chicago Avenue Partners, L.P.,
an Illinois limited partnership, duly
authorized to transact business in the
State of Illinois (herein, "Grantor"),
with its principal office at 1415
Sherman Avenue, Suite 101,
Evanston, Illinois 60201, for and in
consideration of the sum of Ten
Dollars (\$10.00) and other good and
valuable consideration in hand paid,
the receipt whereof is hereby

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE



acknowledged, CONVEYS and WARRANTS to **Jeannette Allen*** (herein, the "Grantee") residing
at 355 W. Miner Street, #3D, Arlington Heights, Illinois 60005, all the following described Real
Estate situated in the County of Cook, State of Illinois, to wit:

*TRUSTEE OF THE JEANNETTE ALLEN LIVING TRUST UNDER TRUST AGREEMENT DATED 1-9-02

PARCEL 1: UNIT NUMBER D608 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-
CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST
1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE
DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT
NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-193 AND S-193, A LIMITED COMMON
ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3: EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY
PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED
IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO
AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO
AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS
DOCUMENT NO. 00589859.

11-19-105-030
11-19-105-033

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

Current general real estate taxes, taxes for subsequent years and special taxes or
assessments; the Illinois Condominium Property Act; the Declaration of
Condominium Ownership; applicable zoning, planned development and building
laws and ordinances and other ordinances of record, provided none are violated by
existing or planned developments; acts done or suffered by Grantee or anyone
claiming by through or under Grantee; covenants, conditions, agreements, building
lines and restrictions of record*; easements recorded at any time prior to closing,
including any easements established by or implied from the Declaration of
Condominium Ownership or amendments thereto and any easements provided
therefor*; and Grantee's mortgage, if any (*provided none are violated by existing
or planned developments or unreasonably interfere with Grantee's use and
enjoyment of the Real Estate as a residential condominium unit).

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

EXHIBIT A TO WARRANTY DEED

from
TR Chicago Avenue Partners, L.P.
to
Jeannette Allen

Excerpt of Paragraph 22(b) of Real Estate Agreement

If Purchaser shall institute or initiate legal action against Seller or its general partner at any time within two (2) years subsequent to the Closing, then Seller shall have the option to repurchase the Unit from Purchaser. Seller's right shall be exercised by written notice to Purchaser at any time after Purchaser commences or joins in legal action against Seller, on the following terms: (i) the price shall be the original Purchase Price, excluding Extras paid by Purchaser, plus or minus prorations of general real estate taxes and monthly assessments; (ii) Purchaser shall convey, by warranty deed, good marketable, and insurable title to the Unit to Seller, or its designee, subject only to the permitted exceptions (excluding acts of Purchaser) existing at Closing and any acts of Seller; (iii) closing of the repurchase shall be effected through an escrow as described in Paragraph 6(c) hereof; and (iv) Purchaser shall bear all costs of the escrow and title insurance in the amount of the original Purchase Price. No adjustment to the original Purchase Price shall be made for the cost of any improvements made by Purchaser to the Unit after the Closing. If Seller notifies Purchaser of its election to repurchase the Unit, then such repurchase shall be closed within thirty (30) days after the giving of Seller's notice of such election. In the event of Seller's repurchase of the Unit, as provided herein, Purchaser agrees to reconvey the Unit to Seller in the same physical condition as at Closing, except for ordinary wear and tear and improvements or betterments made by Purchaser to the Unit. Seller's right of repurchase under this Paragraph 22(b) is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Unit.

REAL ESTATE TRANSFER TAX	0014850	FP351021
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8777L00000 #

COOK COUNTY REAL ESTATE TRANSACTION TAX	REVENUE STAMP
FEB. 13.03	

COUNTY TAX

STATE TAX	STATE OF ILLINOIS	FEB. 13.03	COOK COUNTY
# 0000013762	REAL ESTATE TRANSFER TAX	00297.00	FP351009

CITY OF EVANSTON 012510

Real Estate Transfer Tax

City Clerk's Office

PAID JAN 24 2003 AMOUNT \$ 1485.00

Agent

CMD