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5571/0154 50 001 Page 1 of 4
2003-03-04 12:22:00
Cook County Recorder 30.50

WARRANTY DEED



0030302249

RECORDER'S STAMP

THE GRANTOR, **57 EAST DELAWARE, L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose address is c/o Golub and Company, 625 North Michigan Avenue, Chicago, Illinois 60611, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to **LAWRENCE M. COHEN, as Trustee of the Lawrence M. Cohen Trust (dated October 24, 2001)**, whose address is 57 East Delaware, Unit #2705, Chicago, Illinois 60611, all interest in the Premises described on **Exhibit A** which is attached hereto and made a part hereof. Notwithstanding the foregoing, this conveyance and the covenants and warranty of the Grantor made herein are subject to those matters set forth on **Exhibit A**.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its managing member.

DATED February 17, 2003



MAIL TO:
Lawrence M. Cohen, Trustee
57 East Delaware
Unit 2705
Chicago, IL 60611

NAME & ADDRESS FOR REAL ESTATE TAX BILLS:
Lawrence M. Cohen, Trustee
57 East Delaware
Unit 2705
Chicago, IL 60611

[Signature Block is on the Following Page.]

N 01030270 nmt/ff lall

Property of Cook County Clerk's Office

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57 EAST DELAWARE, L.L.C., a Delaware
limited liability company 0030302249

By: 57 East Investors, L.P., an Illinois
limited partnership, its managing member

By: Golub & Company of Illinois, Inc., an Illinois
corporation, its general partner

By: *Paula Harris*
Name: PAULA HARRIS
Title: Senior Vice President

ATTEST: *[Signature]*
Its: Secretary

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, DIANA CAMBRON Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that PAULA HARRIS, Senior Vice President of Golub & Company of Illinois, Inc., an Illinois corporation as general partner of Golub 57 East Investors, L.P., an Illinois Limited Partnership and LEE GOLUB, the Secretary of said corporation, personally known to me to be the same persons whose name are subscribed to the foregoing instrument as such Senior Vice President and Secretary, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation as general partner of Golub 57 East Investors, L.P., for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of February, 2003.

Diana L. Cambron
Notary Public

My Commission expires:

NAME & ADDRESS OF PREPARER:
Theresa E. Wolf-McKenzie, Esq.
ARNSTEIN & LEHR
120 South Riverside Plaza
Suite 1200
Chicago, IL 60606



**SEE "EXHIBIT A" ATTACHED TO THIS WARRANTY DEED
AND MADE A PART HEREOF**

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EXHIBIT A LEGAL DESCRIPTION

0030302249

PARCEL 1:

UNIT P-138 IN BRISTOL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 3 AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 09204946, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The grantor hereunder ("**Grantor**") also hereby grants to the grantee hereunder ("**Grantee**"), its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THIS DEED IS ALSO SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

ADDRESS OF PROPERTY: 57 East Delaware, Unit P-138
Chicago, Illinois

PERMANENT REAL ESTATE TAX NOS.: 17-03-217-015-1317

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Property of Cook County Clerk's Office

CITY OF CHICAGO
CITY TAX
MAR. -4.03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



0000005070

**REAL ESTATE
TRANSFER TAX**
00405.00
FP326675

STATE OF ILLINOIS
STATE TAX
MAR. -4.03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000005363

**REAL ESTATE
TRANSFER TAX**
00054.00
FP326703

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
MAR. -4.03
REVENUE STAMP



0000003224

**REAL ESTATE
TRANSFER TAX**
00027.00
FP326657