

UNOFFICIAL COPY

WARRANTY DEED

MTZ 2040298



0312647007

Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/06/2003 07:23 AM Pg: 1 of 3

THE GRANTOR, MUSEUM PARK EAST, L.L.C.,
an Illinois Limited Liability Company, of the City of
Chicago, State of Illinois for and in consideration of
the sum of TEN (\$10.00) and 00/100 DOLLARS
and other good and valuable consideration, in hand
paid, CONVEYS AND WARRANTS TO:
Patrick Carroll and Ann Carroll, 8414

Keller Court, Lenexa, Kansas, as Tenants
by the Entirety, and not as Joint Tenants
with rights of survivorship, nor as
Tenants in Common,

the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.

(above space for recorder only)

Address: 1319 S. Indiana Avenue , Chicago, Illinois

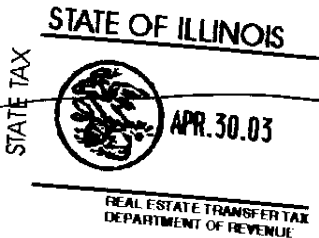
P.I.N.: 17-22-110-031-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments
for improvements not yet completed and other assessments or installments thereof not due and
payable at the time of closing; (3) applicable zoning, planned unit development and building
laws or ordinances and restrictions; (4) all public, private and utility easements; (5)
encroachments, covenants, conditions, restrictions and agreements of record, provided none of
the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a
residential condominium; (6) the Declaration and other project documents, including without
limitation the Museum Park East Umbrella Declaration and the Declaration of Easements, Party
Wall Rights, Covenants and Restrictions for the Park East Homes Homeowner's Association,
and any amendments and exhibits thereto; (7) acts done or suffered by Buyer, or anyone
claiming, by, through, or under Buyer; and (8) Central Station Redevelopment Agreement and
any amendments and exhibits thereto; (9) conditions and provisions of the Near South Tax
Increment Financing Redevelopment Project Area; (10) the terms and conditions of the Special
Service Area Ordinance; and (11) liens and other matters as to which the title insurance
company commits to insure Buyer against loss or damage.

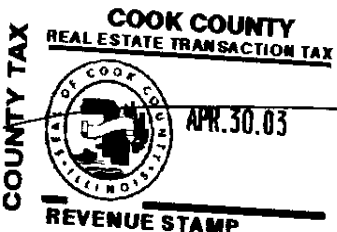
In Witness Whereof, said Grantor has caused its name to be signed to these presents by
its Manager this 11th day of April, 2003.

MUSEUM PARK EAST, L.L.C.,
an Illinois limited liability company,
BY: EDC MUSEUM PARK EAST, L.L.C.
An Illinois limited liability company
ITS: Manager
BY: EDC MANAGEMENT, INC.,
An Illinois Corporation
ITS: Manager
BY: Ronald B. Shipka, Jr.
ITS: President

3



REAL ESTATE TRANSFER TAX
0000050915
0068850
FP326669



REAL ESTATE TRANSFER TAX
0000101888
0034425
FP326670

City of Chicago
Dept. of Revenue
306496
05/01/2003 10:06 Batch 07255 28
Real Estate Transfer Stamp
\$5,163.75



UNOFFICIAL COPY

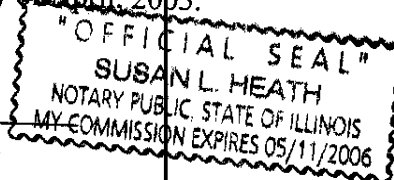
State of Illinois)
) ss
 County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc. the Manager of EDC Museum Park East, L.L.C., the Manager of Museum Park East, L.L.C. and 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 Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 11th day of April, 2003.

Susan L. Heath

Notary Public



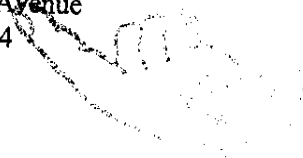
Prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to:

John Colbert
 2724 N. Lincoln Avenue
 Chicago, IL 60614

Send subsequent tax bills to:

Patrick Carroll and Ann Carroll
 1319 S. Indiana Avenue
 Chicago, IL 60605



Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 16 IN MUSEUM PARK SUBDIVISION BEING A SUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly known as 1319 S. Indiana Avenue, Chicago, Illinois

PIN: 17-22-110-031-0000 (affects the underlying land and other property)

Approved by Cook County Clerk's Office