

UNOFFICIAL COPY

1283
#03-02487AW



0312626071

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/06/2003 10:16 AM Pg: 1 of 3

THE GRANTOR, 111 S. MORGAN, LLC, a Delaware, limited liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

David
James ~~D~~ Edgerton and
Sara A.

Edgerton, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, *2253 N. Kedzie, Chicago, IL*

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

LEGAL DESCRIPTION ATTACHED

PIN: 17-17-212-002, 17-17-212-003, 17-17-212-004, 17-17-212-005, 17-17-212-006, 17-17-212-015

COMMON ADDRESS: 111 S Morgan, Unit 323 and PU201, Chicago Illinois

SUBJECT TO: Covenants, conditions, easements and restrictions of record; public, private and utility easements; special taxes or assessments for improvements not yet completed; installments, if any, of any special tax or assessment for improvements heretofore completed; general real estate taxes for 2003 and subsequent years; zoning and building laws and ordinances; Declaration of Condominium; provisions of the Illinois Condominium Property Act; acts or omissions of Purchaser.

DATED this 7th day of March, 2003

111 S. MORGAN, LLC

Robert Horner, Managing Member

State of Illinois)
) SS
County of Cook)

3K9

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Robert Horner, being the managing member of 111 S. Morgan, LLC., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act on behalf of the Company and with full Company authority, for the uses and purposes therein set forth.


Given under my hand and official seal, this 7th day of March, 2003.

Notary Public

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STATE TAX

STATE OF ILLINOIS



APR. - 3.03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000050770

REAL ESTATE TRANSFER TAX
00320.00
FP326660

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX




APR. - 3.03

REVENUE STAMP

0000099905

REAL ESTATE TRANSFER TAX
00160.00
FP326670

City of Chicago
 Dept. of Revenue
 303848
 04/01/2003 16:31 Batch 02253 22



Real Estate
 Transfer Station
 \$2,400.00

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LEGAL DESCRIPTION

A/B

UNIT 323 AND PU201 IN ONE ONE ONE MORGAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCELS OF REAL ESTATE:

Lots 9, 10, 11, 12, 13, 14 and the South 1/2 of Lot 15 in Block 7 (except the East 7 feet of aforesaid Lots taken for Alley as per Council Order February 14, 1850) in Duncan's Addition to Chicago, in Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to Declaration of Condominium made by 111 S. Morgan, LLC, recorded in the Office of the Recorded of Deeds of Cook County, Illinois as Document No. 0030258832, together with said Unit's undivided percentage interest in the common elements.

Grantor also hereby grants to the 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 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.

Grantor hereby grants to grantee the exclusive use of limited common element storage locker number S67, as depicted in the condominium declaration recorded as document number 0030258832. *and S159*

After Recording mail to:
SEND SUBSEQUENT TAX BILLS TO:



Kristina Richards
2224 W. Irving Park Rd
Chicago, IL 60618

Send duplicate tax bills to:
~~WHEN RECORDED PLEASE MAIL TO:~~

James David Edgerton / Sam A Edgerton
111 S. Morgan # 323
Chicago, IL 60607