



# UNOFFICIAL COPY

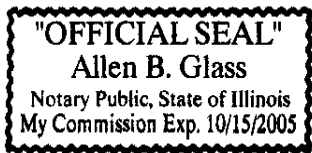
STATE OF ILLINOIS}

COUNTY OF COOK}

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that STUART ROSE, personally known to me to be the Manager of NORTH ASHLAND DEVELOPMENT COMPANY LLC, an Illinois Limited Liability Company, 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 is such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30<sup>th</sup> th day of April 2003.

Notary Public



My commission expires: 10/15/2005

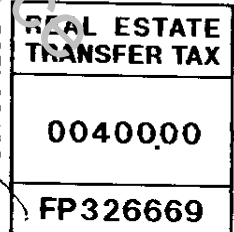
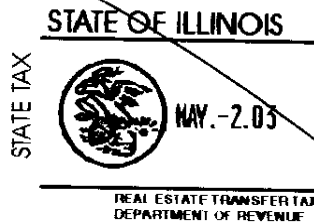
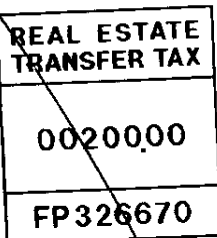
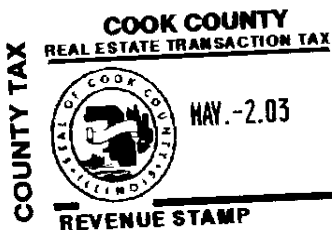
City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$3,000.00

306602

05/02/2003 11:03 Batch 02272 2



**UNOFFICIAL COPY****EXHIBIT "A" TO WARRANTY DEED**

**UNIT NO. 7 IN THE 2644 N. ASHLAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

LOTS 15, 16, 17 AND 18 IN P. F. HAYNE'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LAND LYING EAST OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 30, AFORESAID CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED JUNE 19, 1928 AS DOCUMENT 10061797), AND (EXCEPT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE OF +27.86 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID TRACT, SAID POINT BEING 2.89 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST, A DISTANCE OF 42.68 FEET TO A POINT 3.19 FEET SOUTH OF THE NORTH LINE OF SAID TRACT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 8.90 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 26.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 6.06 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 8.14 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 56.85 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 30.68 FEET TO A POINT IN THE WEST OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 25.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 72.52 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 7.52 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 16.93 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 5.35 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 18.05 FEET TO A POINT IN THE EAST LINE OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 84.24 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020605488, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-7, ROOF RIGHTS R-7, AND TERRACE RIGHTS T-7 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020605488.

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

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

The subject building was completely vacant for over one year prior to the recording of the aforesaid Declaration, and, therefore, no tenant right of first refusal existed.