



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 # 0000007917  
 MAY 28 03  
 REVENUE STAMP

REAL ESTATE TRANSFER TAX	0015000
	FP326707

**STATE OF ILLINOIS**  
 STATE TAX  
 MAY 28 03  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00300.00
	FP 102809

**CITY OF CHICAGO**  
 CITY TAX  
 MAY 28 03  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	02250.00
	FP 102803

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(a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;

(b) Special taxes or assessments for improvements not yet completed;

(c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the purchased unit for residential purposes;

(d) Terms, provisions and conditions of the Declaration for 933 Van Buren, including all amendments and exhibits thereto, (the "Condominium Declaration")

(e) The Illinois Condominium Property Act;

(f) Applicable zoning and building laws and ordinances;

(g) Roads and highways, if any;

(h) Unrecorded public utility easements, if any;

(i) Grantee's mortgage, if any;

(j)Plats of dedication and covenants thereof; and

(k) Acts done or suffered by as judgments against Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 933 W. Van Buren, Unit # 505, Chicago, Illinois, IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

**WEST VAN BUREN L.L.C., an Illinois limited liability company**

By: Concord Homes, Inc., a Delaware corporation, Managing Member

By:   
Its: President

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THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173-5431  
(847) 330-2400

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

KRANTHI CHILUKA

(NAME)

933 N. VAN BUREN

(ADDRESS)

CHICAGO, IL 60607

(CITY, STATE AND ZIP)

30034\005\0004.366



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## EXHIBIT A

PARCEL 1: UNIT **505** IN THE 933 VAN BUREN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OR PARTS OF LOTS 1 TO 10, INCLUSIVE, IN EGAN'S RESUBDIVISION OF PARTS OF LOTS 7 TO 22, 32, 33 AND PRIVATE ALLEY ADJOINING IN EGAN' RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO; ALL OR PARTS OF LOTS 23 TO 26, INCLUSIVE, IN EGAN'S RESUBDIVISION OF BLOCK 24 IN DUNCAN'S ADDITION TO CHICAGO;

AND THE EAST-WEST AND THE NORTH- SOUTH VACATED ALLEYS ADJOINING SAID LOTS AS DESCRIBED IN ORDINANCE RECORDED AS DOCUMENT NUMBER 00797300, ALL IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021323775, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINIOS.

PARCEL 2: THE RIGHT TO THE USE OF **G-355**, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

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