

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/10/2003 10:23 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**

ANSZ1069 CTKCBS 181 naps

Property of Cook County Clerk's Office

**THE GRANTOR**, 152 Cooper, L.L.C., an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS** and **WARRANTS** to Brian Lucas of 703 North Wells Street, 2nd Floor, Chicago, Illinois 60610 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** covenants, conditions, building lines, ordinances and restrictions of record, including all recorded declarations, public and utility easements, including easements pertaining to any party wall and regarding the rights of the adjoining owner to the concurrent use of said party wall easement, general taxes for the year 2002 and subsequent years not yet delinquent and including taxes which may accrue by reason of new additional improvements during the year 2003 and subsequent years and acts done or suffered by Grantee.

Permanent Real Estate Index Number: 17-09-210-012-0000--Not Divided

Address of Real Estate: 152 West Huron Street, Unit 3, Chicago, Illinois 60610

Dated: 5/22/03

152 Cooper L.L.C.

By [Signature]  
Todd B. Bryant, as Member

**BOX 333-CTI**

STATE OF ILLINOIS  
STATE TAX  
JUN.-5.03  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
0083300  
FP 102808  
# 000050124

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
JUN.-5.03  
REVENUE STAMP

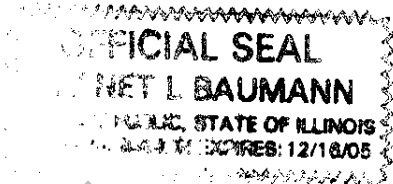
REAL ESTATE TRANSFER TAX  
0041650  
FP 102802  
# 000050277

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Todd B. Bryant, personally known to me to be the Member of the 152 Cooper L.L.C., personally known to me to be the member of the company and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged and signed the said instrument before me.

Given under my hand and official seal, this 19 day of May 2003



Janet L. Baumann (Notary Public)

**Prepared By:** Mark M. Lyman  
175 West Jackson Boulevard, Suite 240  
Chicago, Illinois 60604

**Mail To:**  
Jeffrey E. Rochman  
55 West Monroe Street, Suite 3950  
Chicago, Illinois 60603

**Name & Address of Taxpayer:**  
Brian Lucas  
152 West Huron Street, Unit 3  
Chicago, Illinois 60610

City of Chicago  
Dept. of Revenue  
308352  
05/23/2003 09:45 Batch 02595 2



Real Estate  
Transfer Stamp  
\$6,247.50

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## LEGAL DESCRIPTIONS

### PARCEL 1:

UNIT 3 IN 152 WEST HURON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

(1) THE EAST 6 FEET OF LOT 13 AND ALL OF LOT 12 IN BLOCK 2 IN NEWBERRY'S ADDITION TO CHICAGO IN THE NORTHWEST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 0030229615; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT OF THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0030228615.

### PARCEL 3:

EASEMENT FOR PARTY WALL AS SET FORTH IN AGREEMENT DATED JANUARY 7, 1914 AND RECORDED FEBRUARY 25, 1914 AS DOCUMENT NO. 5363278 OVER THE FOLLOWING DESCRIBED LAND: .75 FEET IN WIDTH AND EXTENDING FROM THE REAR LOT LINE OF THE WEST IN A SOUTHERLY DIRECTION 35 FEET 4 INCHES, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS AND EGRESS AND ETC., AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS, RECORDED AS DOCUMENT 0030338614.