

2044117/11/03 MTC ①

WARRANTY DEED

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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/18/2003 10:05 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:

Joseph P. Flavin and Marlene M. Flavin*, 5423

South Eastview Park, #2, Chicago, IL

*HUSBAND AND WIFE NOT AS JOINT TENANTS, NOR AS
TENANTS IN COMMON, BUT AS TENANTS BY THE
ENTIRETY

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.

***RERECORD COPY TO CORRECT LOT # ON

(above space for recorder only)

LEGAL DESCRIPTION ***

Address: 205 E. 13th Street (Private) Chicago, Illinois

P.I.N.: 17-22-110-031-0000 (Includes other parcels)

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 15th day of January, 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

THE SIGNATURES OF THE PARTIES SIGNING THIS DOCUMENT
ARE COPIES AND ARE NOT ORIGINAL SIGNATURES.

DONE AT CUSTOMER'S REQUEST

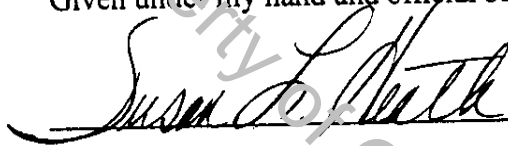
M.G.R. TITLE

UNOFFICIAL COPY

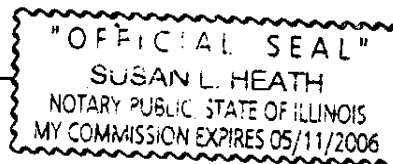
State of Illinois)
) ss
County of Cook)

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 15th day of January, 2003.



Notary Public



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

Mail to:

Frank Edelen
6815 W. 95th Street, Ste. 3E
Oaklawn, IL 60453

Send subsequent tax bills to:

Joseph P. Flavin and Marlene M. Flavin
255 E. 13th Street (Private)
Chicago, IL 60605

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

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LOT 8 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 205 E. 13th Street (Private), Chicago, Illinois

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

Cook County Clerk's Office