

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR:

ADDISON STATION LLC

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 NO/100 DOLLARS and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to



Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 07/09/2003 11:00 AM Pg: 1 of 4

STEVEN V. FRYTZ, 1801 W. ADDISON STREET, UNIT 4E, CHICAGO, ILLINOIS 60613

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Numbers: PART OF 14-19-402-010-0000 and 14-19-402-011-0000

Address of Real Estate: Unit 1801-4E and P-17, P-18 and P-19, 1801 W. Addison Street, Chicago, IL 60613

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

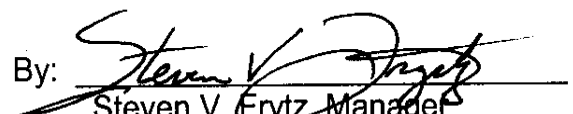
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS 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 PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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 and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record; (5) the Declaration and all amendments and exhibits thereto; (6) the provision of the Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) 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 Managing Members this 1st day of July, 2003.

ADDISON STATION LLC,
an Illinois Limited Liability Company

By: 
Steven V. Frytz, Manager

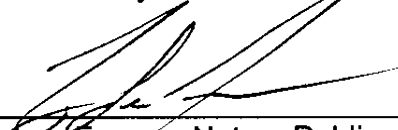
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Property of Cook County Clerk's Office

State of Illinois)
County of Cook)

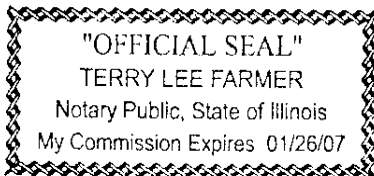
I, Terry Lee Farmer, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that STEVEN V. FRYTZ, Manager of ADDISON STATION LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of July, 2003



Terry Lee Farmer, Notary Public
My Commission expires January 26, 2007

**THIS INSTRUMENT WAS
PREPARED BY**
Dewey D. Suster
856 W. Buena Avenue
Chicago, IL 60613



MAIL TO

Steven V. Frytz
1801 W. Addison St., Unit 4E
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO

Steven V. Frytz
1801 W. Addison St., Unit 4E
Chicago, IL 60613

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1801-4E and P-17, P-18, P-19

In the Addison Station Condominium as delineated on a survey of the following described land: Lots 1, 2, 3, 4, 5, 6 and 7 (except the West 11.97 feet and the North 90 feet of the East 7.5 feet of the West 19.47 feet of Lot 7) in Ford's Subdivision of Blocks 27, 28, 37 and 38 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ thereof) East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0020851106 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of fifth floor deck, a limited common element as delineated on the survey attached to the Declaration aforesaid.

Property Index Numbers:

Part of: 14-19-402-010-0000
14-19-402-011-0000

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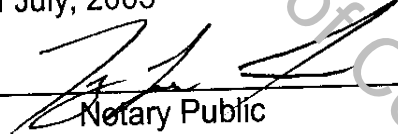
STATEMENT BY GRANTOR AND GRANTEE

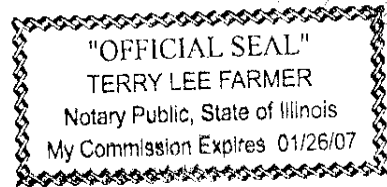
The grantor or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: July 1, 2003

Signature: 
Grantor or Agent

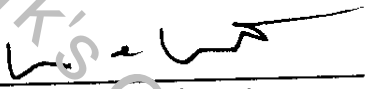
Subscribed and sworn to before me by the said Agent, Dewey D. Suster, this 1st day of July, 2003


Notary Public

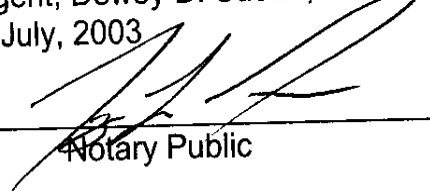


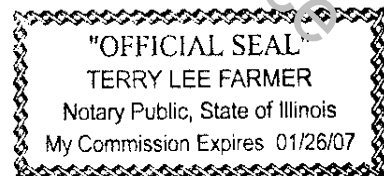
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: July 1, 2003

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Agent, Dewey D. Suster, this 1st day of July, 2003


Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]