

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY  
(Corporation to Individual)

MAIL TO:

LAW OFFICE OF JEFFREY EVAN  
5701 N. Halsted #305  
Chicago, IL 60660



Eugene "Gene" Moore Fee: \$80.00  
Cook County Recorder of Deeds  
Date: 07/16/2003 12:40 PM Pg. 1 of 4

NAME & ADDRESS OF TAXPAYER:

Karen Belstra  
948 W. Madison  
Unit 2NE  
Chicago, IL 60607

RECORDER'S STAMP

ES 447 2-NE

THE GRANTOR Campus Construction Co.

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 DOLLARS and other good and valuable

considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Karen Belstra

(GRANTEES' ADDRESS) 812 W. VanBuren, Unit 2B, Chicago of the City of Chicago County of Cook State of Illinois

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description  
NOTE: If complete legal cannot fit in this space, leave blank and attach a separate 8-1/2" x 11" sheet, with a minimum of 1/2" clear margin on all sides.

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

Permanent Index Number(s): 17-08-447-011-0000, 17-08-447-012-0000, & 17-08-447-013-0000

Property Address: 948 W. Madison Unit 2-NE, P-13, D-09 Chicago, IL 60607

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this 19th day of June, 2003.

IMPRESS  
CORPORATE  
SEAL HERE

Campus Construction Co.  
(Name of Corporation)

BY: X Stephen C Talty  
Stephen C Talty

PRESIDENT

ATTEST: X Vincent Keane  
Vincent Keane

SECRETARY

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

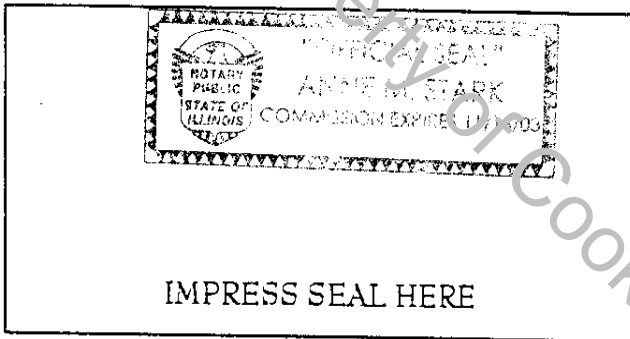
STATE OF ILLINOIS

County of Cook

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephen C. Talty personally known to me to be the \_\_\_\_\_ President of the Campus Construction Co. Corporation, and Vincent Keane personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed, sealed and delivered the instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of \_\_\_\_\_ of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19th day of June, 2003.  
My commission expires on \_\_\_\_\_, 19\_\_\_\_. Anne M. Stark Notary Public



City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
312875 \$2,175.00  
07/11/2003 12:54 Batch 02218 30



\_\_\_\_\_ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:  
Griffin & Gallagher  
10001 S. Roberts Road  
Palos Hills, IL 60465

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_  
Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes. ( 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: ( 55 ILCS 5/3-5022).

STATE TAX

STATE OF ILLINOIS  
JUL. 16. 03  
COOK COUNTY

# 0000014625  
REAL ESTATE TRANSFER TAX  
0028800  
FP351009

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. 16. 03  
REVENUE STAMP

# 0000015626  
REAL ESTATE TRANSFER TAX  
0014400  
FP351021

CORPOR.

WAR  
ILL.

VAL.

TD

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UNIT 2NE IN 948 WEST MADISON CONDOMINIUMS TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE P-13 AND ROOF DECK D-09, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THAT CERTAIN SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

**PARCEL 1:**

LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 14 IN BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED UNITS:

**RETAIL UNIT 1:**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.20 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.25 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOT 14 IN BLOCK 51 OF SAID CARPENTER'S SUBDIVISION (SAID LOTS 10 AND 14 TAKEN AS A SINGLE TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14 BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT AND THE INTERSECTION OF THE EAST LINE OF NORTH MORGAN STREET WITH THE NORTH LINE OF WEST MADISON STREET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 0.30 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.02 FEET TO THE SOUTHWEST CORNER OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 948-954 WEST MADISON STREET IN CHICAGO; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.85 FEET, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE, EXTENDED, A DISTANCE OF 22.77 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.08 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.77 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.08 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPTING:

**RETAIL UNIT 2:**

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.18 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.26 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOT 14 IN BLOCK 51 OF SAID CARPENTER'S SUBDIVISION (SAID LOTS 10 AND 14 TAKEN AS A SINGLE TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT AND THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH MORGAN STREET WITH THE NORTH LINE OF WEST MADISON STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14 AND ITS EXTENSION, A DISTANCE OF 48.35 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 48 MINUTES 00 SECONDS MEASURED

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COUNTER-CLOCKWISE, EAST TO NORTH, FROM THE LAST DESCRIBED COURSE, EXTENDED A DISTANCE OF 0.13 FEET TO THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 948-954 WEST MADISON STREET IN CHICAGO; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 30.24 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.95 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.34 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.85 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 23.90 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.80 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 18, 2003 AS DOCUMENT 0316918053, AS AMENDED BY DOCUMENT 0317803067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH ON SAID DECLARATION AND SURVEY AFORESAID; ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office