THIS AGREEMENT, made this 14th day of July 2003, between 826 Lakeside Building Corp., 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, a party of the first part, and **XXXXXXXXXXXXX** 2828 N. Pine Grove, Chicago, Illinois, 60657

JEREMY LARSEN AND JOANNA PITMAN-LARSEN

HUSBAND AND WIFE NOT AS JOINT TENANTS NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by trese presents does CONVEY AND WARRANT unto inc party of the second part, and to

heirs and assigns, FORFVER, all the following described real estate, situated in the County of Cook and State of Illinois

known and described as follows to wit:

Above Space for Recorder's Use Only

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds

Date: 07/21/2003 11:28 AM Pg: 1 of 2

see attached legal

826-36 W. Lakeside Street, Unit 832-2 \(\text{/PU-} \) 7 PIN: 14-17-205-035-0000; 04-17-205-036-0000

SUBJECT TO: (1) real estate taxes not yet due ord payable; (2) special taxes or assessments for improvements not yet completed and other assessments or install nento thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (1) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, 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; (5) the Declaration and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (8) terms, provisions, conditions and limitations of the urban renewal plan known as Uptov in Project I; (9) 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 party of the first part has caused its corporate seal to be here a ffixed and has caused its name to be signed to these presents by its President the day and year first above written

Corp., an Hipois Corporation

Richard Wexner, President

State of Illinois

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Wexner, as President of 826 Lakeside Building Corp., personally known to me to the President 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 severally acknowledged that as such President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his 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 official seal, this 14th day of July <u> 2003</u>

OFFICIAL SEAL"

SUSAN L. HEATH NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 05/11/2006 Brown, Udell & Pomerantz, 1332 N. Halsted Street, Suite 100, Chicago, IL.

Notary Public

M.G.R. TITLE

Mail to: Karl Robertson 5003 W. Lawrence Ave. Chicago, 1L 60630

Send subsequent tax bills to:

826-836 W. Lakeside Place

Chicago, IL 60640

Jeremy Larson Unit 832-2N

0320227052 Page: 2 of 2

UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNIT 832-2N AND PU-7 IN LAKESIDE COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE;

LOTS 15, 16, 17 AND 18 (EXCEPT THAT PART TAKEN FOR ALLEY) IN HERDIEN, HOFFLUND AND CARSON'S SUBDIVISION OF THE SOUTH 6 ACRES OF THE NORTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, PANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SUPVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020364741, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-12, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0020364741.

GRANTOR ALSO HEREBY GRANTS TO THE CRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR PESERVES 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 DECLAPATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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

Commonly known as 826-836 W. Lakeside Place, Chicago Illinois

PINS: 14-17-205-035-0000; 14-17-205-036-0000

City of Chicago
Dept of Revenue
313354

Real Estate Transfer Stamp \$1,740.00

07/18/2003 10:03 Batch 05072 11



REAL ESTATE TRANSFER TAX

00232,00

FP326660



REAL ESTATE
TRANSFER TAX

00116,00

FP326670