

(12)

MTZ 20486531 D. M. G. R. TITLE
WARRANTY DEED

UNOFFICIAL COPY



0320227038

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/21/2003 11:06 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:
Theodore Mark and Judy Mark, ^{as husband and wife} 15331 Hollywood
Drive, Orland Park, Illinois 60462, not as
joint tenants or 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.

(above space for recorder only)

Address: 1332 S. Prairie Avenue Private Chicago, Illinois

P.I.N.: 17-22-110-031-0000

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 Chicago 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.

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In Witness Whereof, said Grantor has caused its name to be signed to the e presents by
its Manager this 17th day of June, 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

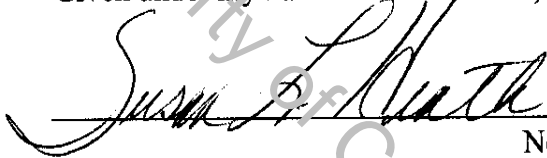
M.G.R. TITLE

UNOFFICIAL COPY

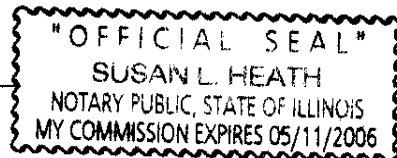
State of Illinois)
) ss
 County of Cook)

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 18th day of June, 2003.



Notary Public



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

Mail to:

Sylvester Lin
 Schaumburg Executive Suites
 1320 Tower Road
 Schaumburg, IL 60173

Send subsequent tax bills to:

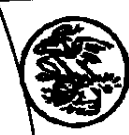
Theodore Mark and Judy Mark
 1332 S. Prairie Avenue Private
 Chicago, IL 60605

City of Chicago
 Dept. of Revenue
 313370
 07/18/2003 10:19 Batch 05072 14



Real Estate
 Transfer Stamp
 \$6,146.25

STATE TAX
 STATE OF ILLINOIS
 JUL. 18. 03



REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000053834
 REAL ESTATE
 TRANSFER TAX
 0081950
 FP326660

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUL. 18. 03
 REVENUE STAMP



0000107762
 REAL ESTATE
 TRANSFER TAX
 0040975
 FP326670

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LEGAL DESCRIPTION

LOT 53 (EXCEPT THE EAST 1.17 FEET THEREOF) AND THE EAST 1.19 FEET OF LOT 54 IN MUSEUM PRAK SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**Being*

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:

1332 S. PRAIRIE AVENUE PRIVATE, CHICAGO, ILLINOIS

P.I.N.: 17-22-110-031-0000 (affects the underlying land and other property)

Property of Cook County Clerk's Office