

WARRANTY DEED

UNOFFICIAL COPY

THE GRANTOR, MP TOWER, 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 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

Louis G. Portugal and Karen S. PORTUGAL, as Joint Tenants with rights of survivorship, 1433 S. Prairie Avenue, Unit G, Chicago, IL 60605



0320319144

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 07/22/2003 11:10 AM Pg: 1 of 3

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.

Permanent Real Estate Index Number (s): 17-22-110-033-0000 & 17-22-110-034-0000

Address of Real Estate: 1335 S. Prairie Avenue (Private), Unit 806 /GU-149 /S-45 Chicago, Illinois

(above space for recorder only)

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) 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 any amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (9) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (10) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and conditions of the Special Service Area Ordinance; and (12) 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 authorized agent this June 30, 2003.

MP TOWER, LLC an Illinois limited liability company BY: EDC MP Tower, LLC an Illinois limited liability company ITS: Manager BY: EDC Management, Inc. an Illinois corporation

BY: Ronald B. Shipka, Jr., Its President

M.G.R. TITLE

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State of Illinois)

) ss

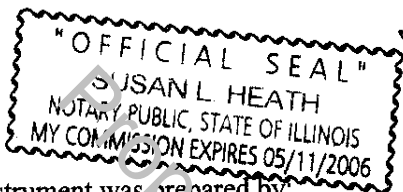
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., as an authorized signatory of MP Tower, 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 purpose therein set forth.

Given under my hand and official seal, this June 30, 2003.

Susan L. Heath

Notary Public



This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Send subsequent tax bills to:

John DeAngelis
Bell, Bryd & Lloyd, LLC
Three First National Plaza
70 W. Madison Street, Suite 3300
Chicago, IL 60602

Louis G. Portugal and Karen Portugal
1335 S. Prairie Avenue Private
Unit 806
Chicago, IL 60605

City of Chicago
Dept. of Revenue
313575
07/21/2003 14:04 Batch 06265 67



Real Estate
Transfer Stamp
\$3,843.75

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 21. 03
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0000107903
0025625
FP326670

STATE TAX
STATE OF ILLINOIS
JUL. 21. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
0000053977
0051250
FP326660

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Legal Description

PARCEL 1:

UNIT 806 AND PARKING SPACE GU-149 IN THE MUSEUM TOWER RESIDENCES CONDOMINIUMS, BEING PART OF OUTLOT 2, PART OF OUTLOT 4 AND PART OF LOT 50 IN MUSEUM PARK SUBDIVISION IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0314219137.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-46, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0314219137.

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 1335 S. Prairie Avenue Private, Chicago, Illinois

PIN: 17-22-110-033-0000 and 17-22-110-034-0000 (affects the underlying land and other property)