

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/22/2003 11:29 AM Pg: 1 of 3

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Property of Cook County Clerk's Office
MTC 2049363 10/23/03

THE GRANTOR, **ADAMS AND RACINE, L.L.C.**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to R. TROY BEETZ AND SARAH DUNBAR HUSBAND AND WIFE

**NOT AS JOINT TENANTS NOT AS TENANTS IN COMMON BUT AS
TENANTS BY THE ENTIRETY**

of 1201 West Adams, Unit 604, Chicago, Illinois 60607,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT(S) 604
1201 WEST ADAMS STREET
CHICAGO, ILLINOIS 60607**

Permanent Real Estate Index Numbers: **17-17-113-053**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 16th day of July, 2003.

ADAMS AND RACINE, L.L.C.,
an Illinois Limited Liability Company
BY: **SENCO PROPERTIES, INC.**, Manager

BY: [Signature]
William Senne, President

M.G.R. TITLE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIAM SENNE, President of SENCO PROPERTIES, INC., personally known to me to be the Manager of ADAMS AND RACINE, 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16th day of July, 2003.



[Signature]
NOTARY PUBLIC

Prepared By:
Steven E. Moltz
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603

City of Chicago
Dept. of Revenue
313569
07/21/2003 14:03 Batch 02538 31



Real Estate
Transfer Stamp
\$3,300.00

Mail To:
Joan Ferraro
Joan M. Ferraro & Associates
1616 N. Damen Avenue
Suite 100
Chicago, IL 60647

Name and Address of Taxpayer:
R. Troy Beetz and Sarah Dunbar
1201 W. Adams
Unit 604
Chicago, Illinois 60607

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



REAL ESTATE
TRANSFER TAX
0000053971
0044000
FP326660

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



REAL ESTATE
TRANSFER TAX
0000107897
0022000
FP326670

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LEGAL DESCRIPTION

UNIT(S) 604 & P-71 & P-72 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020240583 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 1201 W. ADAMS ST., UNIT(S) 604, CHICAGO, IL 60607
P.I.N: 17-17-113-053-0000

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE DECLARATION OF CONDOMINIUM RECORDED March 1, 2002, AS DOCUMENT NUMBER 0020240583

INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (3) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (4) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (5) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (6) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.