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MTC 204 755 OK WISUSU  
WARRANTY DEED

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/26/2003 09:01 AM Pg: 1 of 3

THE GRANTOR, LIMITS RESIDENTIAL, 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:  
Gregory Berkowitz, a bachelor, 2626 N. Lakeview, Chicago, IL 60614

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):  
14-28-304-033-0000

Address of Real Estate: 600 W. Drummond,  
Unit 519 /GU- 1 /S- 51  
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 Declaration Of Covenants, Conditions, Restrictions And Easements (Reciprocal Easement) and any other 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; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) 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 these presents by its authorized agent this July 18, 2003.

LIMITS RESIDENTIAL, LLC  
an Illinois limited liability company  
BY: EDC LIMITS RESIDENTIAL, LLC  
a Delaware limited liability company  
ITS: Manager  
BY: EDC Management, Inc.  
an Illinois corporation  
ITS: Manager

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

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUL. 24. 03  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0025075
FP326670

# 0000108184

1

M.G.R. TITLE

City of Chicago  
Dept. of Revenue  
313880  
07/24/2003 11:39 Batch 02223 5



Real Estate  
Transfer Stamp  
\$3,761.25

# UNOFFICIAL COPY

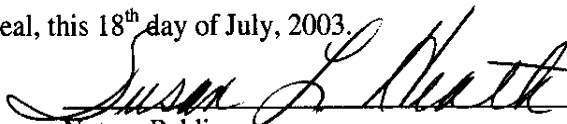
State of Illinois

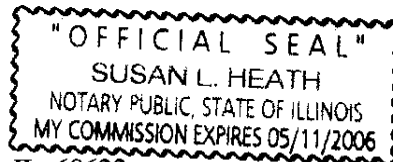
) ss

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., as an authorized signatory of Limits Residential, 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 18<sup>th</sup> day of July, 2003.

  
\_\_\_\_\_  
Notary Public



This Instrument was prepared by:

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

Mail to:

Charles Goodbar II  
811 W. Evergreen Ave.  
Suite 401  
Chicago, IL 60622

Send subsequent tax bills to:

Gregory Berkowitz  
600 W. Drummond #519  
Chicago, IL 60614

Property of Cook County Clerk's Office

