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MTL 204572 / BK / [unclear]

WARRANTY DEED

UNOFFICIAL COPY

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:

Christina Preede and PHIL Preede,* 456 St. James #3, Chicago, IL 60614, as Tenants by the Entirety, and not as Joint Tenants with rights of survivorship, nor as Tenants in Common,



Eugene "Gene" Moore Fee: \$28.00
 Cook County Recorder of Deeds
 Date: 07/25/2003 08:47 AM Pg: 1 of 3

*as husband and wife,
 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 515 /GU-6 /S- 47 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 9, 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

City of Chicago Dept. of Revenue
 313905
 \$3,101.25
 07/24/2003 12:05 Batch 02223 8



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

0000108200
 REAL ESTATE TRANSFER TAX
 0020675
 FP326670

M.G.R. TITLE

UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNIT 515 AND PARKING SPACE GJ-6 IN THE LINCOLN PARK COMMONS CONDOMINIUM TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING PART OF OUTLOT 1 AND PART OF LOT 42 IN LINCOLN PARK CLUB SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-47, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142..

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 0020099097.

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 THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Commonly known as 600 W. Drummond, Chicago Illinois