



Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/13/2003 08:36 AM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR

GVP CORNELIA, L.P., an Illinois limited partnership, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100ths DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to the GRANTEE

(The Above Space For Recorder's Use Only)

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CHRISTOPHER A. GARGIULO and BRIAN T. SMITH  
825 West Newport Avenue, Unit 1  
Chicago, Illinois 60657

not as tenants in common, but as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see next page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in Joint Tenancy forever.

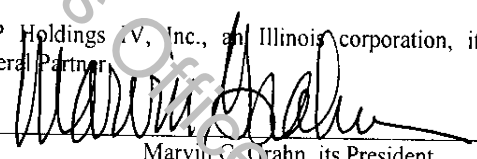
SUBJECT TO: See Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 14-20-407-034-0000 and 14-20-407-039-0000  
Address of Real Estate: Unit 202, 800 West Cornelia Avenue, Chicago, Illinois 60657

DATED this 9 day of June, 2003

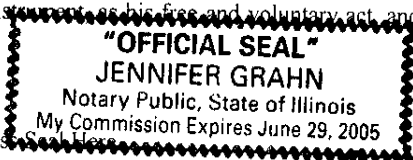
GVP CORNELIA, L.P., an Illinois limited partnership

By: GVP Holdings IV, Inc., an Illinois corporation, its General Partner

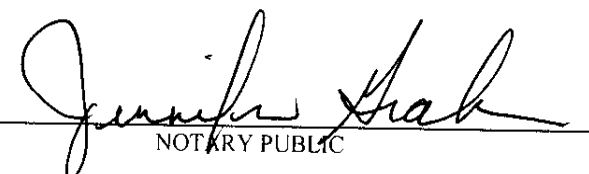
By:   
Marvin G. Grahn, its President

BOX 333-CT1

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marvin G. Grahn, personally known to me to be the President of GVP Holdings IV, Inc., an Illinois corporation, being the General Partner of GVP CORNELIA, L.P., an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes set forth.



Given under my hand and official seal, this 9 day of June, 2003

  
NOTARY PUBLIC

This instrument was prepared by:

Dennis R. Ainger, Esq., Schwartz, Cooper, Greenberger & Krauss, Chtd.,  
180 N. LaSalle Street, Suite 2700 Chicago, Illinois 60601

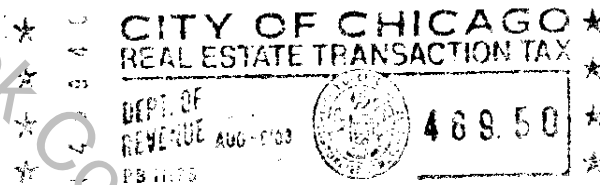
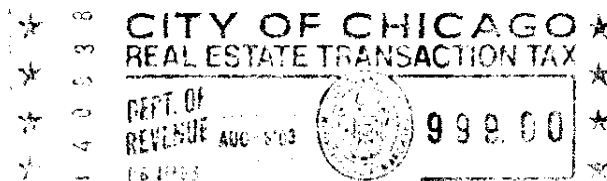
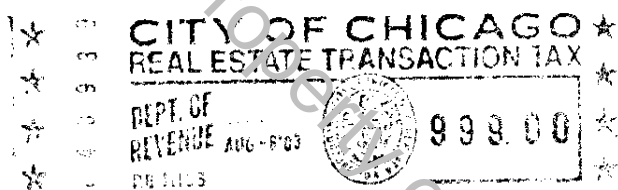
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# UNOFFICIAL COPY

## Legal Description

of premises commonly known as: 800 West Cornelia Avenue, Unit 202, Chicago, Illinois 60657

See Exhibit A attached hereto for the legal description.



### Initial Transfer Language:

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, aforesaid, 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.

AFTER RECORDING MAIL TO:

James E. Hussey, Esq.  
 Law Offices of James E. Hussey, Ltd.  
 200 West Madison Street  
 Suite 3660  
 Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Mr. Chris Gargiulo  
 Mr. Brian Smith  
 800 West Cornelia Avenue  
 Unit 202  
 Chicago, Illinois 60657

**UNOFFICIAL COPY****EXHIBIT A**

## Legal Description of the Premises

## PARCEL 1:

UNIT 202 IN THE 800 WEST CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 100 FEET OF THE SOUTH 110 FEET LYING WEST OF THE WEST LINE OF N. HALSTED STREET AND NORTH OF THE NORTH LINE OF W. CORNELIA AVENUE OF LOT 7 IN CIRCUIT COURT PARTITION OF THE NORTH  $\frac{1}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 69 IN BENTON'S ADDISON STREET ADDITION, BEING A SUBDIVISION OF THE EAST 102.9 FEET OF LOT 1 AND LOT 7 (EXCEPT THE EAST 100 FEET OF THE SOUTH 110 FEET THEREOF) IN CIRCUIT COURT PARTITION OF THE NORTH  $\frac{1}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL TAKEN AS A SINGLE TRACT (EXCEPT THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.24 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +25.74 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (THE SOUTHEAST CORNER OF SAID TRACT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7); THENCE SOUTH  $89^{\circ}-59'-15''$  WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2.05 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. CORNELIA AVENUE); THENCE NORTH  $00^{\circ}-00'-00''$  WEST, 0.71 FEET TO THE PLACE OF BEGINNING; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 26.53 FEET; THENCE NORTH  $00^{\circ}-00'-00''$  EAST, 40.19 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 5.88 FEET; THENCE NORTH  $00^{\circ}-00'-00''$  EAST, 8.29 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.38 FEET; THENCE NORTH  $00^{\circ}-00'-00''$  EAST, 26.15 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 16.82 FEET; THENCE NORTH  $00^{\circ}-00'-00''$  EAST, 33.97 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 15.83 FEET; THENCE SOUTH  $00^{\circ}-0'-00''$  WEST, 0.73 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.73 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 32.18 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 0.75 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 0.83 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.75 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 24.14 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 0.77 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 0.82 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.77 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 24.16 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 0.75 FEET; THENCE SOUTH  $00^{\circ}-0'-00''$  WEST, 0.83 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.75 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 23.56 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 1.35 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 1.35 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 6, 2003 AS DOCUMENT 0315731128, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-12, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0315731128.

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## EXHIBIT B

### Permitted Exceptions

#### SUBJECT TO:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration, as amended from time to time; (viii) public, private, and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Grantee.

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