

UNOFFICIAL COPY

WARRANTY DEED
(LLC to Individual)
(Illinois)



Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/15/2003 09:03 AM Pg: 1 of 2

THIS AGREEMENT, made this 10
day of August, 2003 between 720-
726 Randolph Associates, LLC, a
limited liability company created
and existing under and by virtue
of the laws of the State of
Illinois and duly authorized to
transact business in the State of
Illinois, party of the first
part, and Pat Stanton, 2017-F
N. Lincoln, Chicago, Illinois
60614, party of the second part,
the following described Real
Estate situated in the County of
Cook in the State of Illinois, to
wit:

PATRICK J. STANTON

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER 603 AND PARKING UNIT P-14 IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23, 24, 25 AND THE WEST 1.16 FEET OF LOT 26 IN BLOCK 55 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 9, 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 0317131090, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

"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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 17-09-319-006-0000
17-09-319-007-0000
17-09-319-008-0000
17-09-319-018-0000

2047673
MERCURY TITLE COMPANY, LLC. - U
10/2 HSY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all

M.G.R. TITLE

UNOFFICIAL COPY

persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2002 and subsequent years.

Permanent Real Estate Number(s): 17-09-319-006-0000
17-09-319-007-0000
17-09-319-008-0000
17-09-319-018-0000

Address(es) of Real Estate: 720 W. Randolph, Unit 603, Chicago, Illinois 60661

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

720-726 Randolph Associates, LLC

BY: _____
Manager

ATTEST: _____

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:
Elbert Reniva
415 W WOLF RD #33
ARLINGTON HTS IL 60005

SEND SUBSEQUENT BILLS TO:
Pat Stanton
720 W. Randolph, Unit 603
Chicago, Illinois 60661

City of Chicago
Dept. of Revenue
315704
08/14/2003 10:34 Batch 02239 6
Real Estate Transfer Stamp
\$3,420.00


OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that Michael Stanton is personally known to me to be the Manager of 720-726 Randolph Associates, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ Manager, he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Board of Directors of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal on this _____ day of August, 2003

Notary Public
Commission Expires _____
OFFICIAL SEAL
PHILLIP I ROSENTHAL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/24/03

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG. 14. 03
REVENUE STAMP

0000109795
REAL ESTATE TRANSFER TAX
00228.00
FP326670

STATE OF ILLINOIS
STATE TAX

AUG. 14. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000055167
REAL ESTATE TRANSFER TAX
00456.00
FP326669