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TSI # 210 655

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**



0323127086

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/19/2003 12:56 PM Pg: 1 of 4

THE GRANTOR(S)

Above Space for Recorder's use only

1417 W. Grand Avenue, L.L.C., an Illinois 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 for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Members of said LLC, CONVEYS and WARRANTS to Seth Mindel and Kimberly Kessler, husband and wife, of the City of Chicago, State of Illinois, not as tenants in common or as joint tenants, **but as tenants by the entirety**, the following described Real Estate situated in the County of in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Address(es) of Real Estate: 1413 W. Grand Avenue, Unit 4E, Chicago, IL 60622

SUBJECT TO: terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as document number 0322444122, as amended from time to time; (b) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Operating Agreement and Declaration recorded as document number 0322444121, as amended from time to time; (c) limitations and conditions imposed by the Condominium Property Act; and (d) general real estate taxes for 2002 (2nd installment) and subsequent years.

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, 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Member this 8th day of August, 2003.

City of Chicago
Dept. of Revenue
316034



Real Estate
Transfer Stamp
\$2,455.50

08/19/2003 12:02 Batch 01746 92

1417 W. Grand Avenue, L.L.C.

By Victor Dziekiewicz
Victor Dziekiewicz, Member

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Victor Dziekiewicz personally known to me to be the authorized Member of 1417 West Grand Avenue, LLC, 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

Box 430

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Member he signed, sealed and delivered the said instrument pursuant to authority given by the members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of the limited liability corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of August, 2007.

Commission expires 1-10, 2008

NOTARY PUBLIC

This instrument was prepared by: Gerald L. Berlin, 150 N. Michigan Avenue, Suite 1115 Chicago, Illinois 60601

MAIL TO:

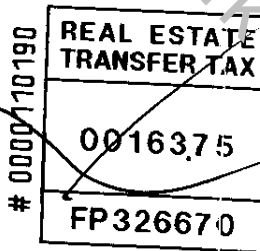
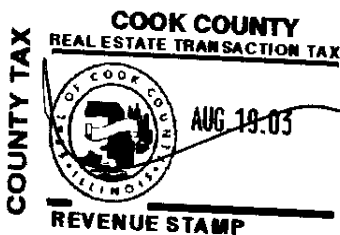
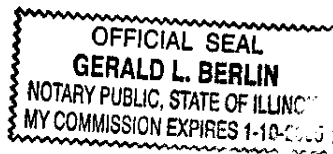
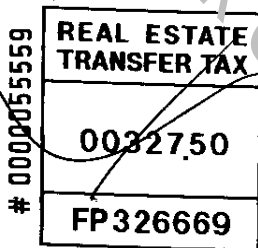
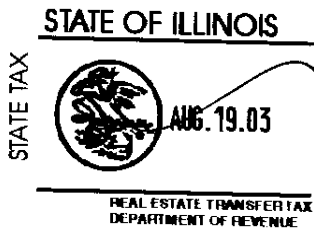
Greg McCormick Esq.
223 W. Jackson
Suite 1010
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Seth Mindel and Kimberly Kessler
1413 W. Grand Avenue
Unit E
Chicago, IL 60622

OR

Recorder's Office Box No. BOX 430



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EXHIBIT A

PARCEL 1: UNIT 4E IN GRANDVIEW RESIDENCES CONODMINIUM AS DELINEATED UPON THE PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS:

LOTS 6 AND 7 IN BLOCK 18 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO EXCEPTING THEREFROM THAT PART LYING BELOW AN ELEVATION OF 31.00 FEET CCD (CITY OF CHICAGO DATUM) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 6 AND 7, BEING THE SOUTH LINE OF GRAND AVENUE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES, 22 MINUTES, 02 SECONDS EAST, ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 3.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERELY, ALONG THE LAST DESCRIBED LINE, 76.15 FEET TO THE SOUTH FACE, AND ITS EXTENSION OF A WALL; THENCE SOUTH 89 DEGREES, 20 MINUTES, 41 SECONDS WEST, ALONG THE SOUTH FACE OF SAID WALL, 21.19 FEET TO THE WEST FACE OF A WALL; THENCE ALONG THE FACE OF THE WALLS BEING THE FOLLOWING DESCRIBED LINES, NORTH 00 DEGREES, 22 MINUTES, 55 SECONDS WEST, 23.23 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 05 SECONDS WEST, 7.27 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 16.22 FEET, THENCE SOUTH 89 DEGREES, 37 MINUTES, 05 SECONDS WEST, 21.54 FEET TO THE WEST LINE OF SAID LOT 7.; THENCE NORTH 00 DEGREES, 22 MINUTES, 02 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 69.37 FEET TO THE NORTH FACE OF A WALL; THENCE, ALONG THE FACE OF THE WALLS BEING THE FOLLOWING DESCRIBED LINES, NORTH 89 DEGREES, 15 MINUTES, 15 SECONDS EAST, 8.00 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 2.12 FEET; THENCE SOUTH 81 DEGREES, 19 MINUTES, 16 SECONDS EAST, 12.06 FEET; THENCE SOUTH 00 DEGREES, 41 MINUTES, 58 SECONDS EAST, 6.90 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 2.17 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 3.55 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 58 SECONDS WEST, 1.05 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 11.00 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 0.42 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 17.32 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 7.30 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 55 SECONDS WEST, 17.32 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 0.42 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 55 SECONDS WEST, 11.00 FEET, THENCE SOUTH 89 DEGREES, 37 MINUTES, 58 SECONDS WEST, 1.25 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 55 SECONDS WEST, 3.55 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 2.17 FEET; THENCE NORTH 00 DEGREES, 04 MINUTES, 03 SECONDS WEST, 6.90 FEET; THENCE NORTH 80 DEGREES, 07 MINUTES, 15 SECONDS EAST, 12.00 FEET; THENCE NORTH 00 DEGREES, 26 MINUTES, 30 SECONDS WEST, 2.06 FEET; THENCE NORTH 89 DEGREES, 35 MINUTES, 15 SECONDS EAST, 8.00 FEET TO THE POINT OF BEGINNING, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO: LOT 1 IN THE SUBDIVISION OF LOT 1, IN BLOCK 1, IN ARMOUR'S SUBDIVISION, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM WHICH IS RECORDED AS DOCUMENT NUMBER
0322444122 TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON
ELEMENT DESIGNATED P-3 ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT TO
THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF
THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER
0322444122.

PERMANENT INDEX NOS: 17-08-131-024; 17-08-131-025; 17-08-131-046
Address(es) of Real Estate: 1413 W. Grand Avenue, Unit 4E, Chicago, IL 60622

Property of Cook County Clerk's Office