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:  Matthew Ahranjani, individually, 2500 W.  Lakeview, Chicago; IL 60614	Eugene "Gene" Moore Fee: \$28,00 Cook County Recorder of Deeds Date: 08/21/2003 11:15 AM Pg: 1 of 3
	• • •
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 FART HEREOF.	
Permanent Real Estate u dex Number (s): 14-28-304-033-0000	
Address of Real Estate: 600 W. Drummond, Unit501/GU9353	
Chicago, Illinois	(above space for recorder only)
SUBJECT TO: (1) real estate taxes not yet due and improvements not yet completed and other assessments the time of closing; (3) applicable zoning, planned un and restrictions; (4) public, private and utility case me restrictions, and agreements of record, provided none Buyer's quiet use and enjoyment of the Premises as a other project documents, including without limitating Restrictions And Easements (Reciprocal Easement) and the provisions of the Illinois Condominium Property anyone claiming, by, through, or under Buyer; and (9) Insurer (as hereinafter defined) commits to insure Buyer.	it development and building laws or ordinances ents; (5) encroachments, covenants, conditions, of the foregoing materially adversely affect esidential condominium; (6) the Declaration and on the Declaration Of Covenants, Conditions, any other amendments and exhibits thereto; (7) Act. (8) acts done or suffered by Buyer, or liens and other matters as to which the Titler against loss or damage.
In Witness Whereof, said Grantor has caused its name to agent this July 18, 2003.	be signed to these presents by its authorized

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

Ronald B. Shipka, Jr., Its President

M.G.R. TITLE

# OFFICIAL COP

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 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.

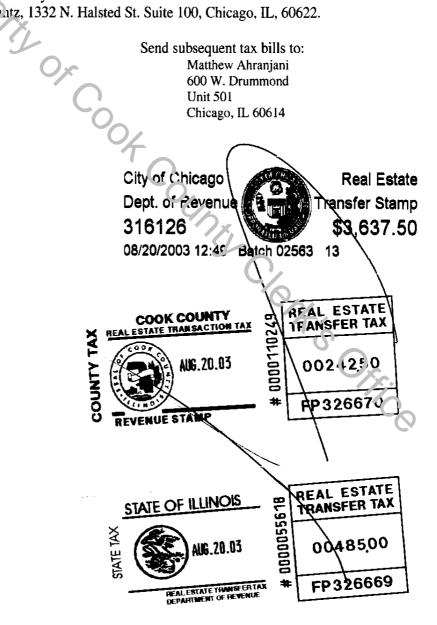
Given under my hand and official seal, this July 18, 2003. OFFICIAL SEAL" otary Public SUSAN L. HEATH NOT AR! PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 05/11/2006

This Instrument was prepared by:

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

Mail to: Robert Hoover 582 N. Oakwood Ave. Suite 201 Lake Forest, IL 60045

Send subsequent tax bills to: Matthew Ahranjani 600 W. Drummond Unit 501 Chicago, IL 60614



0323319115 Page: 3 of 3

## **UNOFFICIAL COPY**

### **Legal Description**

### PARCEL 1:

UNIT 501 AND PARKING SPACE GU-9 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 S-53, 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 ZASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. Clort's Office

Commonly known as 600 W. Drummond, Chicago Illinois

