

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

0022889/SS/1062
GRANTOR(S),
NORTH ORLEANS DEVELOPMENT, LLC

An Illinois limited liability company
of the County of Cook, in the
State of Illinois, for and in consideration of
Ten Dollars (\$10.00) and other good
and valuable consideration in
hand paid, CONVEY(S) and WARRANT(S)
to the grantee(s),

JOHN BEAULIEU, A BACHELOR
3100 Lexington Ln #302
Glenview, IL 60025



Doc#: 0324802171
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/05/2003 11:03 AM Pg: 1 of 3

(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto

PIN: 17-04-200-025; 17-04-200-080; 17-04-200-081; 17-04-200-083; 17-04-200-084; 17-04-
200-085; 17-04-200-086; 17-04-200-065; 17-04-200-066; 17-04-200-072
Address(es) of Real Estate: 1546 N. Orleans, Chicago, Illinois 60610

Dated this 14 day of Aug, 2003

NORTH ORLEANS DEVELOPMENT LLC
an Illinois limited liability company

By: Orleans Grand, LLC, an Illinois limited liability Company, its sole member

By: Grand Orleans Management, LLC,
an Illinois limited liability company,
its Manager

By: Sutherland Pearsall Development Corporation, its
Manager

By: Mark Sutherland, its President

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

Near North National Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

Attest:
Alex Pearsall, its Secretary

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I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Sutherland, personally known to me to be the President of the corporation, and Alex Pearsall, personally known to me to be the Secretary of the Corporation, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 14 day of August, 2003.



NOTARY PUBLIC
David M. Hines, Notary Public, State of Illinois, #823, Chicago, Illinois 60602

UNOFFICIAL COPY

Legal Description

Unit 508 and Parking Space Unit P43 in Parc Orleans Condominium as delineated and defined on the plat survey of the following described parcel of real estate:

Parcel 1:

The North 58 feet of Lots 2 and 3, taken as a tract, (except the West 5.0 feet of Lot 3) and also (except the East 25.74 feet of the North 46.0 feet of Lot 2) in the Subdivision of the East 100 feet of the West 227.30 feet of Lot 119 and Sub-lots 3 and 4 of the West 1/2 of Lots 120, 125 and all of Lots 123, 124, 127 to 134 and 137 of Bronson's Addition to Chicago in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The North 46 feet of Lot 4, and the West 5.0 feet of the North 46 feet of Lot 3, taken as a tract, in the Subdivision of the East 100 feet of the West 227.30 feet of Lot 119 and Sub-lots 3 and 4 of the West 1/2 of Lots 120, 125 and all of Lots 123, 124, 127 to 134 and 137 of Bronson's Addition to Chicago in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lots 5, 8, 9 and the West 29.64 feet of Lot 12 (except elevated railroad right-of-way described as follows: commencing on the South line of Lot 12, 41 feet West of the West line of North Market Street (now Orleans Street) thence West 61.2 feet; thence North 22 feet; thence Southeasterly to the point of beginning) in Ogden's Subdivision of the West 1/2 of Lots 120 and 125 and all of Lots 123, 124, 127 to 134 and Lot 137 in Bronson's Addition to Chicago, in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian.

Also

That portion of Lots 2 and 3 (except the West 5.00 feet of said Lot 3) lying South of the North 58.0 feet thereof, and that portion of Lot 4 and the West 5.00 feet of Lot 3, lying South of the North 46.0 feet thereof, all in the Subdivision of the East 100 feet of the West 227.30 feet of Lot 119 and Sub-lots 3 and 4 of the West 1/2 of Lots 120 and 125 and all of Lots 123, 124, 127 to 134 and Lot 137 in Bronson's Addition to Chicago, in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

The East 25.74 feet of the North 46.0 feet of Lot 2 in the Subdivision of the East 100 feet of the West 227.30 feet of Lot 119 and Sub-lots 3 and 4 of the West 1/2 of Lots 120, 125 and all of Lots 123, 124, 127 to 134 and 137 of Bronson's Addition to Chicago in the Northeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded January 17, 2003 as document number 0030085584, as amended from time to time, together with its undivided percentage interest in the common elements.

There are no tenants in the building.

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.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to: Real estate taxes not yet due and payable and for subsequent years; The Declaration; Public and utility easements; Covenants, conditions, restrictions of record as to use and occupancy; Applicable zoning and building laws, ordinances and restrictions; Roads and highways, if any; Provisions of the Condominium Property Act of Illinois; Installments due after the date of closing of assessments established pursuant to the Declaration; and Acts done or suffered by the Purchaser.

THE BUILDING IS A POST-TENSION CONCRETE BUILDING WITH METAL TENDONS IN EACH OF THE FLOOR AND CEILING CONCRETE SLABS. ACCORDINGLY, NO UNIT OWNER SHALL CAUSE AND/OR PERMIT ANY HOLES WHATSOEVER WHETHER IT BE FROM DRILLING, NAILING, SCREWING, CUTTING, CHIPPING OR OTHERWISE IN THE ANY OF THE FLOOR AND/OR CEILING SLABS. ANY SUCH DRILLING, NAILING, SCREWING, CUTTING AND/OR CHIPPING MAY CAUSE IRREPRABLE DAMAGE TO THE STRUCTURAL INTEGRITY OF THE BUILDING WHICH COULD RESULT IN A LIFE


SAFETY ISSUE.

Mail to: NEIL BEAULIEU Send Subsequent Tax Bills To: John Beaulieu
5339 W. BEAULIEU 1546 N. Orleans #50
CHICAGO, IL Chicago, IL 60610


Box 145

UNOFFICIAL COPY


Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 AUG. 21. 03
 REVENUE STAMP

0000004078
REAL ESTATE TRANSFER TAX
 0025950
 FP32665 7

STATE OF ILLINOIS
 STATE TAX

 AUG. 21. 03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000006213
REAL ESTATE TRANSFER TAX
 0051900
 FP326703

CITY OF CHICAGO
 CITY TAX

 AUG. 21. 03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000005835
REAL ESTATE TRANSFER TAX
 0389250
 FP326675