FFICIAL CC THE GRANTOR, MP TOWER, 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 0325532044 Eugene "Gene" Moore Fee: \$28.00 AND WARRANT TO: Cook County Recorder of Deeds Jean Alan, 2216 W. Palmer, Chicago, Illinois, Date: 09/12/2003 09:16 AM Pg: 1 of 3 \_, the following described Real Estate situated in the County of Cook in the State of Illinois, to wi': SEE LEGAL DESCRUTION ATTACHED HERETO AND MADE A PART HELEOF. Permanent Real Estate Index Nun ber (s): 17-22-110-033-0000 & 17-22-110-034-0000 Address of Real Estate: 1335 S. Prairie Avenue (Private), Unit 1303 /GU-92 /S-93 (above space for recorder only) Chicago, Illinois SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condomnium; (6) the Declaration and other project documents, including without limitation the Museum Park Fast Umbrella Declaration, and any amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (9) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (1() conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and conditions of the Special Service Area Ordinance; and (12) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage. In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent this September 5, 200 3.

MP TOWER, LLC

an Illinois limited liability company

BY: EDC MP Tower, LLC

an Illinois limited liability company

ITS: Manager

BY: EDC Management, Inc.

an Illinois corporation

Ronald B. Shipka, Jr., Its President

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# NOFFICIAL COP

State of Illinois

) ss

County of Cook )

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 MP Tower, 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 September 5, 2003.

Notary Public

OFFICIAL SEAL ANNE MARQUARD NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 05/13/2006

This Instrument was propared by:

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

Mail to:

Simon Edelstein

939 W. Grace

Chicago, IL 60613

or Coot County Clark's Office City of Chicago Dept. of Revenu 318049 09/11/2003 14:11 Batch 07237 101

COOK COUNTY COUNTY TAX



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STATE OF ILLINOIS



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REAL ESTATE TRANSFER TAX

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## **UNOFFICIAL COPY**

## **Legal Description**

#### PARCEL 1:

UNIT 1303 AND PARKING SPACES GU-92 IN THE MUSEUM TOWER RESIDENCES CONDOMINIUMS, BEING PART OF OUTLOT 2, PART OF OUTLOT 4 AND PART OF LOT 50 IN MUSEUM PARK SUBDIVISION IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0314219137.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-93, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0314211137.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURITENANCES 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 DESCRIFED 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.

Commonly known as 1335 S. Prairie Avenue Private, Chicago, Illinois

PIN: 17-22-110-033-0000 and 17-22-110-034-0000 (affects the underlying land and other property)