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03-02487 AD 1082

WARRANTY DEED

Doc#: 0326341198
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/22/2003 11:27 AM Pg: 1 of 4

THE GRANTOR, 111 S. MORGAN, LLC, a Delaware, limited liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

Geoffrey Palmer

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

PIN: 17-17-212-002, 17-17-212-003, 17-17-212-004, 17-17-212-005,
17-17-212-006, 17-17-212-015

COMMON ADDRESS: 111 S Morgan, Unit 316 and PU 161, Chicago Illinois

SUBJECT TO: Covenants, conditions, easements and restrictions of record; public, private and utility easements; special taxes or assessments for improvements not yet completed; installments, if any, of any special tax or assessment for improvements heretofore completed; general real estate taxes for 2002 and subsequent years; zoning and building laws and ordinances; Declaration of Condominium; provisions of the Illinois Condominium Property Act; acts or omissions of Purchaser.

DATED: May 27, 2003

111 S. MORGAN, LLC

Robert Horner, Managing Member

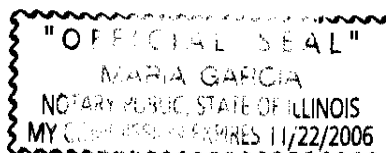
State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Robert Horner, being the managing member of 111 S. Morgan, LLC., 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 acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act on behalf of the Company and with full Company authority, for the uses and purposes therein set forth.

Given under my hand and official seal, this May 27, 2003.

Notary Public

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STATE TAX

STATE OF ILLINOIS

JUN.-5.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000052874

REAL ESTATE TRANSFER TAX
00285.00
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN.-5.03

REVENUE STAMP

0000104470

REAL ESTATE TRANSFER TAX
00142.50
FP326670

City of Chicago
Dept. of Revenue
316542
08/26/2008 12:49 Batch 02243 19

Real Estate
Transfer Stamp
\$2,137.50

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LEGAL DESCRIPTION

Unit 316, and PU 161 in One One One Morgan Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 0030258832, as amended from time to time, in Duncan's Addition to Chicago in Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit 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.

Grantor hereby grants to grantee the exclusive use of limited common element storage locker number S28, as depicted in the condominium declaration recorded as document number 0030258832.

SEND SUBSEQUENT TAX BILLS TO:

Geoffrey Palmer

111 S. MORGAN, unit 314

Chicago, IL 60607

WHEN RECORDED PLEASE MAIL TO:

Geoffrey Palmer

111 S. MORGAN, unit 314

Chicago, IL 60607

PREPARED BY: David H. Cutler, 5550 W Touhy Avenue, Ste 400, Skokie IL 60077

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Property Address: 111 S. MORGAN, UNIT 316
CHICAGO, IL 60607

PIN #:	17-17-212-002	17-17-212-003
	17-17-212-004	17-17-212-005
	17-17-212-006	17-17-212-015

UNIT NO. 316 IN ONE ONE ONE MORGAN CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030258832, AS AMENDED FROM TIME TO TIME, IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CASE NUMBER 03-02487AP