

# UNOFFICIAL COPY



## WARRANTY DEED

Statutory - Illinois  
Limited Liability Company  
to Limited Liability Company

Doc#: 0328145105  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 10/08/2003 09:06 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR, MB II, 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 TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to SEGER REAL ESTATE, L.L.C., an Illinois limited liability company, of 22 East Cullerton, Chicago, Illinois 60616, the following described real estate situated in Cook County, Illinois; to wit:

### PARCEL 1:

UNIT 22-C1 IN THE WABASH STATION CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

THE WEST 24.00 AND THE EAST 24 FEET OF THE WEST 48.00 OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

LOT 1 IN BLOCK I IN GEORGE SMITH'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 17, 18, 19, 20, 21 AND 22 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 4 (EXCEPT THE NORTH 55.4 FEET THEREOF) IN BLOCK 16 IN SAID ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, AND THE EAST 5 FEET OF THE ALLEY WEST OF AN ADJOINING SAID LOT 1 IN BLOCK 1 IN SAID GEORGE SMITH'S ADDITION TO CHICAGO, HERETOFORE VACATED BY ORDINANCE PASSED SEPTEMBER 27, 1880 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030481987 TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030481987.

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SUBJECT TO: covenants, conditions and restrictions of record and general real estate taxes for 2002 and for subsequent years;

to have and to hold said premises, forever.

P.I.N.: 17-22-305-045-0000  
Address of real estate: 22 East Cullerton – Unit 1, Chicago, Illinois 60616

IN WITNESS WHEREOF, said Grantor has executed this deed this 31 day of August, 2003.

MB II, L.L.C.

By: SEGER REAL ESTATE, L.L.C., Managing Member of MB II, L.L.C.

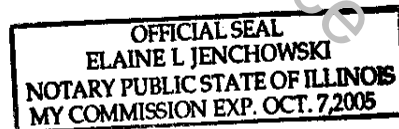
By: Scott Seger  
SCOTT SEGER, Managing Member of SEGER REAL ESTATE, L.L.C.

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 SCOTT SEGER, personally known to me to be the managing member of SEGER REAL ESTATE, L.L.C. 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 he signed and delivered said instrument as the free and voluntary act of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein set forth and on oath stated that he is authorized to execute this document and in fact executed this document on behalf of the limited liability company.

Given under my hand and notarial seal this 31 day of August, 2003.

Elaine L Jenchowski  
NOTARY PUBLIC



This instrument was prepared by Jack A. Arfa, 77 West Washington Street, Suite 613, Chicago, Illinois 60602.

Send tax bills to Seger Real Estate, L.L.C., 22 East Cullerton, Unit 1, Chicago, Illinois 60616.

Mail to Seger Real Estate, L.L.C., 22 East Cullerton, Unit 1, Chicago, Illinois 60616.

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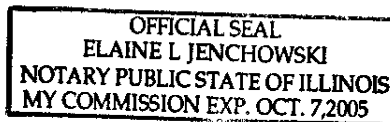
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9/31, 2003 Signature: Scott Seger  
Grantor or Agent

Subscribed and sworn to before me by Scott  
Seger this 31 day of August, 2003.

Elaine L. Jenchowski  
NOTARY PUBLIC



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9/31, 2003 Signature: Scott Seger  
Grantee or Agent

Subscribed and sworn to before me by Scott  
Seger this 31 day of August, 2003.

Elaine L. Jenchowski  
NOTARY PUBLIC

