



0329529099

1024
WARRANTY DEED
#03-02487 @N

Doc#: 0329529099
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/22/2003 10:24 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: FRANCES PESKOFF AND ARTHUR PESKOFF, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

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 516 and PU 162, 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: July 30, 2003

111 S. MORGAN, LLC

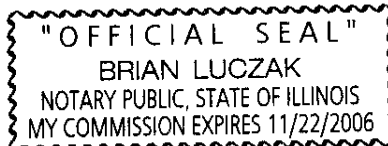
[Signature]
Robert Horner, Managing Member

State of Illinois)
) SS
County of Cook)

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 July 30, 2003.

[Signature]
Notary Public



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UNOFFICIAL COPY

STATE OF ILLINOIS
 STATE TAX
 OCT. -1.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0026450
FP326669

00005923

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 OCT. -1.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0013225
FP326670

00007333

City of Chicago
 Dept. of Revenue
 319859
 10/01/2003 14:13 Batch 14302

Real Estate Transfer Stamp
 \$1,983.75



Property Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit 516, and PU162 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 S101, as depicted in the condominium declaration recorded as document number 0030258832.

SEND SUBSEQUENT TAX BILLS TO:

Michael Zuber
340 W. Superior St #908
Chicago, IL 60610

WHEN RECORDED PLEASE MAIL TO:

David Chutkan
111 W. Washington #823

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

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Property Address: 111 S. MORGAN UNIT 516 PU 162
CHICAGO, IL 60607

PIN #: 17-17-212-999-1066 17-17-212-999-1229 (PU)

UNIT NO. 516 AND PARKING UNIT 162 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.

Property of Cook County Clerk's Office