

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)
(CORPORATION TO INDIVIDUAL)

21

M.G.R. TITLE

2047086 m to Jones
THIS AGREEMENT, made this 13th day of May,
2003, between 826 Lakeside Building Corp., a corporation
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, a party of the first part, and _____
Jamie Taerbaum, 2975 N. Broadway,
Apt. 3, Chicago, Illinois,

Doc#: **0330919040**
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/05/2003 09:02 AM Pg: 1 of 2

party of the second part, WITNESSETH, that the party of the
first part, for and in consideration of the sum of Ten and
no/100 Dollars (\$10.00) in hand paid by the party of the
second part, the receipt whereof is hereby acknowledged, and
pursuant to the authority of the Board of Directors of said
corporation, by these presents does CONVEY AND
WARRANT unto the party of the second part, and to his
heirs and assigns, FOREVER, all the following described real
estate, situated in the County of Cook and State of Illinois
known and described as follows to wit:

Above Space for Recorder's Use Only

see attached legal

826-36 W. Lakeside Street, Unit 832-1 P.U. 13 /S- 13
PIN: 14-17-205-035-0000; 04-17-205-036-0000

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 and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (8) terms, provisions, conditions and limitations of the urban renewal plan known as Uptown Project I; (9) 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 party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its President the day and year first above written.

826 Lakeside Building Corp., an Illinois Corporation
BY: [Signature]
Richard Wexner, President

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 Richard Wexner, as President of 826 Lakeside Building Corp., personally known to me to the President 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 severally acknowledged that as such President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.
Given under my hand and official seal, this 13th day of May, 2003

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

[Signature]
Notary Public

This Instrument was prepared by: Brown, Udell & Pomerantz, 1332 N. Halsted Street, Suite 100, Chicago, IL.
Mail to:

Larry Devries
566 W. Adams
Suite 600
Chicago, IL 60661

Send subsequent tax bills to:

Jamie Taerbaum
832 W. Lakeside Unit 1N
Chicago, IL 60640

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Legal Description

PARCEL 1:

UNIT 832-1N AND PU-13 IN LAKESIDE COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE;

LOTS 15, 16, 17 AND 18 (EXCEPT THAT PART TAKEN FOR ALLEY) IN HERDIEN, HOFFLUND AND CARSON'S SUBDIVISION OF THE SOUTH 6 ACRES OF THE NORTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020364741, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0020364741.

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

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

Commonly known as 826-836 W. Lakeside Place, Chicago

PINS: 14-17-205-035-0000; 14-17-205-036-0000

City of Chicago
Dept. of Revenue
322663



Real Estate
Transfer Stamp
\$1,702.50

11/04/2003 13:27 Batch 02283 14

