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210704

Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company
to Individual)



Doc#: 0331034106
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/06/2003 02:01 PM Pg: 1 of 3

THE GRANTOR(S)

Above Space for Recorder's use only

1417 West Grand Avenue, L.L.C., a 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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the managing members of said limited liability company, CONVEYS and WARRANTS to Douglas Tobiason, 151 N. Michigan Avenue, Unit 3009, Chicago, Illinois 60601, the following described Real Estate situated in the County of in the State of Illinois, to wit:

PCL 1: UNIT 2NW IN GRANDVIEW RESIDENCES CONDOMINIUM AS DELINEATED UPON THE PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS:

LOTS 6 AND 7 IN BLOCK 18 IN GEORGE BICKERDIKE'S ADDITION TO CHICAGO EXCEPTING THEREFROM THAT PART LYING BELOW AN ELEVATION OF 31.00 FEET CCD (CITY OF CHICAGO DATUM) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 6 AND 7, BEING THE SOUTH LINE OF GRAND AVENUE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES, 22 MINUTES, 02 SECONDS EAST, ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 3.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG THE LAST DESCRIBED LINE, 96.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES, 56 MINUTES, 56 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 6, 21.07 FEET TO THE WEST FACE OF A WALL; THENCE, ALONG THE FACE OF THE WALLS BEING THE FOLLOWING DESCRIBED LINES, NORTH 00 DEGREES, 26 MINUTES, 30 SECONDS WEST, 43.41 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 05 SECONDS WEST, 7.34 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 16.35 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 05 SECONDS WEST, 21.54 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 00 DEGREES, 22 MINUTES, 02 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 69.34 FEET TO THE NORTH FACE OF A WALL; THENCE, ALONG THE FACE OF THE WALLS BEING THE FOLLOWING DESCRIBED LINES, NORTH 89 DEGREES, 35 MINUTES, 15 SECONDS EAST, 8.00 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 02 SECONDS EAST, 2.12 FEET; THENCE SOUTH 81 DEGREES, 19 MINUTES, 16 SECONDS EAST, 12.06 FEET; THENCE SOUTH 00 DEGREES, 41 MINUTES, 58 SECONDS EAST, 6.90 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 2.17 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 3.55 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 58 SECONDS WEST, 1.05 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 11.00 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS

City of Chicago
Dept. of Revenue
322934



Real Estate
Transfer Stamp
\$2,362.50

BOX
430

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EAST, 0.42 FEET; THENCE SOUTH 00 DEGREES, 22 MINUTES, 55 SECONDS EAST, 17.32 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 7.30 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 55 SECONDS WEST, 17.32 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 0.42 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 55 SECONDS WEST, 11.00 THENCE SOUTH 89 DEGREES, 37 MINUTES, 58 SECONDS WEST, 1.25 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES, 55 SECONDS WEST, 3.55 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 58 SECONDS EAST, 2.17 FEET; THENCE NORTH 00 DEGREES, 04 MINUTES, 03 SECONDS WEST, 6.90 FEET; THENCE NORTH 80 DEGREES, 07 MINUTES, 15 SECONDS EAST, 12.00 FEET; THENCE NORTH 00 DEGREES, 26 MINUTES, 30 SECONDS WEST, 2.06 FEET; THENCE NORTH 89 DEGREES, 35 MINUTES, 15 SECONDS EAST, 8.00 FEET TO THE POINT OF BEGINNING, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

LOT 1 IN THE SUBDIVISION OF LOT 1, IN BLOCK 1, IN ARMOUR'S SUBDIVISION, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 12, 2003 AS DOCUMENT NUMBER 0322444122 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NOS: 17-08-131-024; 17-08-131-025; 17-08-131-046

Address(es) of Real Estate: 1413 W. Grand Avenue, Unit 2NW, Chicago, IL 60622

SUBJECT TO: terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as document number 0322444122 as amended from time to time; (b) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Operating Agreement and Declaration recorded as document number 0322444121, as amended from time to time; and (c) limitations and conditions imposed by the Condominium Property Act.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

And to General Taxes for 2003 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these its managing member, this 14th day of October, 2003.

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1417 West Grand Avenue, L.C.

By *[Signature]*
Victor Dziekiewicz Manager

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Victor Dziekiewicz, personally known to me to be the Manager of the limited liability company and 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 severally acknowledged that as such Manager as his free and voluntary act, and as the free and voluntary act and deed of limited liability corporation, for the uses and purposes therein set forth.

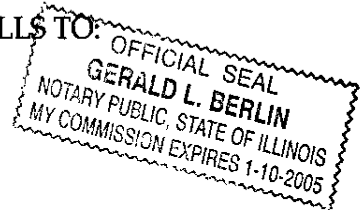
Given under my hand and official seal, this 14 day of October, 2003.

Commission expires 10/10, 2003 2005 *[Signature]*
NOTARY PUBLIC

This instrument was prepared by: Gerald L. Berlin, 222 N. Columbus Drive, Suite 4102 Chicago, Illinois 60601

MAIL TO:
Jay H. Mittelstead Jr.
1 N. Franklin Street
Suite 650
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:
Douglas Tobiason
1413 W. Grand Avenue
Unit 211W
Chicago, IL 60622



OR Recorder's Office Box No. 430

