

# UNOFFICIAL COPY



Doc#: 0333642264  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/02/2003 11:48 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR

**GVP CORNELIA, L.P., an Illinois limited partnership**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100ths DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to the GRANTEE

(The Above Space For Recorder's Use Only)

3

<sup>G.</sup>  
AUSTIN BAIDAS  
11333 CR 2  
Middlebury, Indiana 46540

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Exhibit A attached hereto) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: See next page attached hereto.

Permanent Real Estate Index Numbers: 14-20-407-034-0000 and 14-20-407-039-0000  
Address of Real Estate: Unit 400, 800 West Cornelia Avenue, Chicago, Illinois 60657

DATED this 4<sup>th</sup> day of November, 2003

**GVP CORNELIA, L.P.**, an Illinois limited partnership

By: GVP Holdings IV, Inc., an Illinois corporation, its General Partner

By: Peter M. Grahn  
Peter M. Grahn, its Vice President

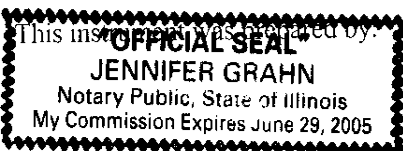
# BOX 333-CTI

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter M. Grahn, personally known to me to be the Vice President of GVP Holdings IV, Inc., an Illinois corporation, being the General Partner of GVP CORNELIA, L.P., an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes set forth.

Impress Seal Here

Given under my hand and official seal, this 13 day of November, 2003

Jennifer Grahn  
NOTARY PUBLIC




Dennis R. Ainger, Esq., Schwartz, Cooper, Greenberger & Krauss, Chtd.,  
180 N. LaSalle Street, Suite 2700 Chicago, Illinois 60601

8174675 Mundell CTC 10/2 NO ab5

**UNOFFICIAL COPY****Warranty Deed Continued****SUBJECT TO:**


(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) the Declaration, as amended from time to time; (viii) public, private, and utility easements of record; (ix) limitations and conditions imposed by the Illinois Condominium Act; (x) installments due after Closing for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Grantee.

|   |   |                     |                                     |
|---|---|---------------------|-------------------------------------|
| <b>STATE OF ILLINOIS</b>                                  |   | <b># 0000059769</b> | <b>REAL ESTATE<br/>TRANSFER TAX</b> |
| <b>STATE TAX</b>  | <br><b>NOV. 20. 03</b> |                     | <b>0116300</b>                      |
| <b>REAL ESTATE TRANSFER TAX<br/>DEPARTMENT OF REVENUE</b> |   |                     | <b>FP 102808</b>                    |

**Initial Transfer Language:**

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, 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.

|                                    |   |                     |                                     |
|------------------------------------|---|---------------------|-------------------------------------|
| <b>COOK COUNTY</b>                 |   | <b># 0000059915</b> | <b>REAL ESTATE<br/>TRANSFER TAX</b> |
| <b>COUNTY TAX</b>                  | <br><b>NOV. 20. 03</b> |                     | <b>0058150</b>                      |
| <b>REAL ESTATE TRANSACTION TAX</b> |   |                     | <b>FP 102802</b>                    |


**REVENUE STAMP**

AFTER RECORDING MAIL TO:

Lloyd E. Gussis  
2524 North Lincoln Avenue  
Chicago, Illinois 60614

SEND SUBSEQUENT TAX BILLS TO:

Mr. Austin Baidas  
800 West Cornelia Avenue  
Unit 400  
Chicago, Illinois 60657

City of Chicago  Real Estate  
Dept. of Revenue Transfer Stamp  
**323674** **\$8,722.50**  
11/17/2003 09:25 Batch 07280 31

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## EXHIBIT A

### Legal Description of the Premises

#### PARCEL 1:

UNIT 400 IN THE 800 WEST CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 100 FEET OF THE SOUTH 110 FEET LYING WEST OF THE WEST LINE OF N. HALSTED STREET AND NORTH OF THE NORTH LINE OF W. CORNELIA AVENUE OF LOT 7 IN CIRCUIT COURT PARTITION OF THE NORTH  $\frac{3}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 69 IN BENTON'S ADDISON STREET ADDITION, BEING A SUBDIVISION OF THE EAST 100 FEET OF LOT 1 AND LOT 7 (EXCEPT THE EAST 100 FEET OF THE SOUTH 110 FEET THEREOF) IN CIRCUIT COURT PARTITION OF THE NORTH  $\frac{3}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL TAKEN AS A SINGLE TRACT (EXCEPT THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.24 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +25.74 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (THE SOUTHEAST CORNER OF SAID TRACT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7); THENCE SOUTH 89°-59'-15" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 2.05 FEET (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF W. CORNELIA AVENUE); THENCE NORTH 00°-00'-00" WEST, 0.71 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 90°-00'-00" WEST, 26.53 FEET; THENCE NORTH 00°-00'-00" EAST, 40.19 FEET; THENCE NORTH 90°-00'-00" WEST, 5.88 FEET; THENCE NORTH 00°-00'-00" EAST, 8.29 FEET; THENCE SOUTH 90°-00'-00" EAST, 0.38 FEET; THENCE NORTH 00°-00'-00" EAST, 26.15 FEET; THENCE SOUTH 90°-00'-00" EAST, 16.82 FEET; THENCE NORTH 00°-00'-00" EAST, 33.97 FEET; THENCE SOUTH 90°-00'-00" EAST, 15.83 FEET; THENCE SOUTH 00°-0'-00" WEST, 0.73 FEET; THENCE SOUTH 90°-00'-00" EAST, 0.73 FEET; THENCE SOUTH 00°-00'-00" WEST, 32.18 FEET; THENCE NORTH 90°-00'-00" WEST, 0.75 FEET; THENCE SOUTH 00°-00'-00" WEST, 0.83 FEET; THENCE SOUTH 90°-00'-00" EAST, 0.75 FEET; THENCE SOUTH 00°-00'-00" WEST, 24.14 FEET; THENCE NORTH 90°-00'-00" WEST, 0.77 FEET; THENCE SOUTH 00°-00'-00" WEST, 0.82 FEET; THENCE SOUTH 90°-00'-00" EAST, 0.77 FEET; THENCE SOUTH 00°-00'-00" WEST, 24.16 FEET; THENCE NORTH 90°-00'-00" WEST, 0.75 FEET; THENCE SOUTH 00°-0'-00" WEST, 0.83 FEET; THENCE SOUTH 90°-00'-00" EAST, 0.75 FEET; THENCE SOUTH 00°-00'-00" WEST, 23.56 FEET; THENCE NORTH 90°-00'-00" WEST, 1.35 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.35 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 6, 2003 AS DOCUMENT 0315731128 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-17 AND P-18 AND ROOF RIGHT R-1, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0315731128.