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Doc#: 0333918086

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 12/05/2003 03:16 PM Pg: 1 of 4

WARRANTY DEED
THE GRANTOR DES PLAINES AT
VAN BUREN LLC, an Illinois Limited
Liability Company, organized under
the laws of the State of Illinois, for and
in consideration of the sum of Ten
(\$10.00) Dollars and other good and
valuable consideration in hand paid
conveys and warrants to:

Scott Westerfield, 1821 N. Hermitage, #3F, Chicago, Illinois 60622, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description). SUBJECT TO: General taxes for 2003 and subsequent years.

SEE LEGAL DESCRIPTION A TACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: <u>17-16-118-003-000</u>, <u>17-16-118-004-000</u>, <u>17-16-118-006-000</u>, <u>17-16-118-006-000</u>

Address: 333 S. Desplaines Avenue, Unit 412 and 23-14, Chicago, IL 60661

No Tenant had any right of first refusal or option to purchase.

Dated: October 28, 2003

DES PLAINES AT VAN BURGN LC By: Ogden Partners, Inc., Manager

Mark R. Ördower, President

This Instrument prepared by: Mark Ordower, 949 W. Madison, #402, Chicago, IL 60607

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0333918086 Page: 2 of 4

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STATE OF ILLINOIS) SS. **COUNTY OF COOK**

City of Chicago Dept. of Revenue 325372 12/05/2003 09:00 Batch 07293 14

Real Estate Transfer Stamp \$2,010.00

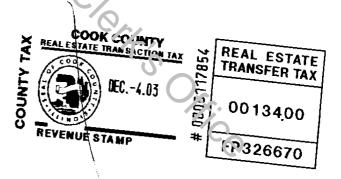
Line undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark R. Ordower, personally known to me to be the President of Ogden Pariners, Inc., Manager of Des Plaines at Van Buren LLC, an Illinois limited liability company, appeared before me this day in person 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 deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of October, 2003.









MAIL DEED TO:

Tour Calil, Holkein, Reliable: Varletto 211 S. Wheaton, Ste. 200 SEND SUBSEQUENT TAX BILLS TO:

Scott Westerfield

0333918086 Page: 3 of 4

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LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBERS 412 and P3-14 IN 333 S. DESPLAINES CONDOMINIUM AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 (EXCEPT THE NORTH 21.5 FEET) AND ALL OF LOTS 9, 12, 13 AND 16 ALL IN SUBJINISION OF BLOCK 28 OF SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 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 0329010168 AS AMENDED ERGIN TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly Known As:

333 S. Desplaines Street, Unit 412 and P3-14

Chicago, Illinois

Permanent Index Numbers:

17-16-118-003-0000 17-16-118-004-0000 17-16-118-005-0000 17-16-118-006-0000

0333918086 Page: 4 of 4

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LEGAL DESCRIPTION

UNITS 412 AND P3- IN THE 333 S. DES PLAINES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 8 (EXCEPT THE NORTH 21 1/2 FEET) AND ALL OF LOT 9, 12, 13 AND 16 TAKEN AS A TRACT WHICH LIES BELOW A HORIZONTAL PLANE HAVIG AN ELEVATION OF 43.07 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF TRACT A DISTANCE OF 150.47 FEET TO THE EAST LINE OF SAID TRACT (ALSO BEING THE WEST LINE OF AN 18 FOOT ALLEY); THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 77.12 FEET TO THE NORTH FACE OF AN EXISTING BRICK BUILDING; THENCE WEST ALONG THE NORTH FACE OF SAID BUILDING AND ALONG THE WESTERLY EXTENSION OF THE NORTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 150.43 FEET MORE OF LESS TO THE WEST LINE OF SAID TRACT (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF SOUTH DESPLAINES STREET); THENCE NORTH ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 77.09 FEET TO POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 43.0; FEET CHICAGO CITY DATUM, AND LIES BELOW A HORIZONTAL PLANE HAVING AN FLEVATION OF 79.07 FEET CHICAGO CITY DATUM, ALL IN SUBDIVISION OF BLOCK 28 OF SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY 13 ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0329010168, AND AMENDED FROM TIME TO TIME, TOGETHER WITH EN.

COM. AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.