



Doc#: 0334642220  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/12/2003 11:17 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)

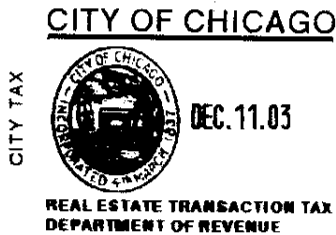
*Rafferty*  
MICHAEL V. RAFFERTY  
2195 Cimarron Way  
Addison, Illinois 60101

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 301, 800 West Cornelia Avenue, Chicago, Illinois 60657

DATED this 11th day of July, 2003



REAL E STATE TRANSFER TAX
0283 125
FP 102805

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

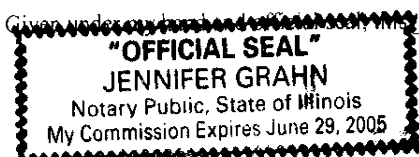
By: GVP Holdings IV, Inc., an Illinois corporation, its General Partner

By: *Marvin G. Grahn*  
Marvin G. Grahn, its President

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 Marvin G. Grahn, personally known to me to be the 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 seal of office this 9 day of July, 2003



*Jennifer Grahn*  
NOTARY PUBLIC

This instrument was prepared by:

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

SWX 323-CTI

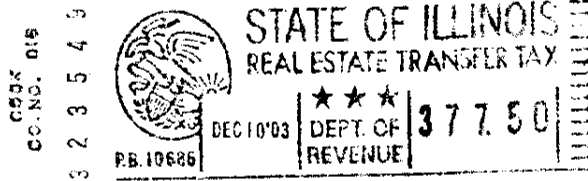
815 1074 N.A. [unclear]

# UNOFFICIAL COPY

## Warranty Deed Continued

**SUBJECT TO:**

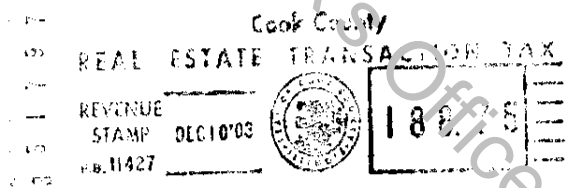
(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments related to Ordinance No. 97946153; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions and building lines of record; (v) party wall rights and agreements, if any; (vi) 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.



**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.



**AFTER RECORDING MAIL TO:**

Eva Combs, Esq.  
Combs, Ltd.  
2300 North Barrington Road, Suite 400  
Hoffman Estates, Illinois 60195

**SEND SUBSEQUENT TAX BILLS TO:**

Mr. Michael V. Rafferty  
800 West Cornelia Avenue  
Unit 301  
Chicago, Illinois 60657

*Rafferty*

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description of the Premises

#### PARCEL 1:

UNIT 301 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  $\frac{1}{4}$  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 132.9 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  $\frac{1}{4}$  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  $89^{\circ}-59'-15''$  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  $00^{\circ}-00'-00''$  WEST, 0.71 FEET TO THE PLACE OF BEGINNING; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 26.53 FEET; THENCE NORTH  $00^{\circ}-00'-00''$  EAST, 40.19 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 5.88 FEET; THENCE NORTH  $00^{\circ}-00'-00''$  EAST, 8.29 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.38 FEET; THENCE NORTH  $00^{\circ}-00'-00''$  EAST, 26.15 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 16.82 FEET; THENCE NORTH  $00^{\circ}-00'-00''$  EAST, 33.97 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 15.83 FEET; THENCE SOUTH  $00^{\circ}-0'-00''$  WEST, 0.73 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.73 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 32.18 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 0.75 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 0.83 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.75 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 24.14 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 0.77 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 0.82 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.77 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 24.16 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 0.75 FEET; THENCE SOUTH  $00^{\circ}-0'-00''$  WEST, 0.83 FEET; THENCE SOUTH  $90^{\circ}-00'-00''$  EAST, 0.75 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  WEST, 23.56 FEET; THENCE NORTH  $90^{\circ}-00'-00''$  WEST, 1.35 FEET; THENCE SOUTH  $00^{\circ}-00'-00''$  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 SPACE P-16, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0315731128.