

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

Park Alexandria LLC
1 West Superior, Suite 200
Chicago, IL 60610



Doc#: 0400711239
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/07/2004 03:02 PM Pg: 1 of 4

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 Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to John E. Davis and Taksina Davis

125 South Jefferson, Unit #2309, Chicago, IL 60661 of the County of Cook, to wit:

UNIT 2309 TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 91 IN PARK ALEXANDRIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

SEE ATTACHED EXHIBIT "A".

Near North National Title Corp
322 North LaSalle Street
Chicago, Illinois 60601

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2003 AS DOCUMENT NUMBER 0326832189, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO:

General Real Estate taxes for the year 2003 and subsequent years; special taxes or assessments for improvements not yet completed; the terms, provisions and covenants of the Condominium Documents recorded as document number 0326832189, and as amended from time to time; easements, covenants, restrictions, agreements, conditions and building lines of record, as amended from time to time; provisions, conditions and limitations of the Declaration of Easements, Reservations, Covenants and Restrictions recorded as document number 0326832188; provisions, conditions and limitations as created by the Condominium Property Act.

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Permanent Index Number(s) 17-16-107-025, 17-16-107-027, 17-16-107-030 and 17-16-107-031.

Address(es) of Real Estate: 125 South Jefferson, Unit #2309, Chicago, IL 60661

Dated December 23, 2003.

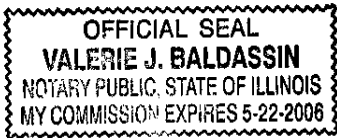
Park Alexandria LLC

[Signature]

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that David Carlin, one of the authorized signers of Park Alexandria LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of Park Alexandria LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of Park Alexandria LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 23rd day of December, 2003.
Commission expires 5-22-2006.



Valerie J. Baldassin
Notary Public



This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

John Davis

699 Waterside Dr.

South Elgin, IL 60177

SEND SUBSEQUENT TAX BILLS TO:

John Davis

699 Waterside Dr.

South Elgin, IL 60177

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

UNIT 2309 AND PARKING SPACE UNIT P-^{NA}~~215~~ AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 91 IN PARK ALEXANDRIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

(A) All of Lots 1, 2 and 3 except the South 8 feet of said Lot 3, in W.B. Egan's Subdivision of Lots 7 and 8 in Block 47 of School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And

(B) All of Lots 8, 9 and 10 in Ward's Subdivision of Lot 1 in Block 47 of School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And

(C) All those parts of Lot 7 in said Ward's subdivision of Lot 1 in Block 47, and of Lot 2 in Block 47 of School Section Addition to Chicago, and of Lot 1 in Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago, all lying South of a line 124.86 feet South of and parallel with the South line of West Monroe Street, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And

(D) That part of Lot 9 in Charles Wesencraft's Subdivision of Lots 3, 4, 5 and 6 in Block 47 of School Section Addition to Chicago, lying North of the Easterly extension of the North Line of the South 8 feet of Lot 3 in W.B. Egan's Subdivision of Lots 7 and 8 in Block 47 of School Section addition to Chicago, in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

All the above taken as a tract excepting therefrom that part:

Lying above a horizontal plane at the vertical elevation (Chicago City Datum) of 14.00 feet and below the horizontal plane and within the perimeter formed by connecting the vertices formed by connecting the vertical elevation points attached to the following calls of the property described as follows: Beginning at the Northwest corner of said tract having a vertical elevation of 33.03 feet; thence South 00°26'50" East along the West line of said tract, 57.84 feet to the Westerly extension of the centerline of an interior wall, having a vertical elevation of 33.03 feet (the following eighteen (18) calls being along the centerline of said interior walls); thence South 89°43'42" East, 8.99 feet to a point having a vertical elevation of 33.03 feet; thence South 00°16'18" West, 0.55 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 10.96 feet to a point having a vertical elevation of 33.03 feet; thence South 00°16'18" West, 0.22 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 12.74 feet to a point having a vertical elevation of 33.03 feet; thence North 00°16'18" East, 0.46 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 11.61 feet to a point having a vertical elevation of 33.03 feet; thence North 00°16'18" East, 13.38 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 29.34 feet to a point having a vertical elevation of 33.03 feet; thence South 00°16'18" West, 17.96 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 19.97 feet to a point having a vertical elevation of 33.03 feet; thence North 00°16'18" East, 3.68 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 6.92 feet to a point having a vertical elevation of 33.03 feet; thence South 00°16'18" West, 3.68 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 4.79 feet to a point having a vertical elevation of 33.03 feet; thence North 00°16'18" East, 9.30 feet to a point having a vertical elevation of 33.03 feet; thence North 89°43'42" West, 0.54 feet to a point having a vertical elevation of 33.03 feet; thence North 00°16'18" East, 55.92 feet to a point on the North line of said tract having a vertical elevation of 33.03 feet; thence South 90° 00'00" West along the North line of said tract, 105.52 feet to the point of beginning, in Cook County, Illinois. Containing 6086.150 ± Square Feet.

And excepting that part:

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Lying above a horizontal plane at the vertical elevation (Chicago City Datum) of 14.00 feet and below the horizontal plane and within the perimeter formed by connecting the vertices formed by connecting the vertical elevation points attached to the following calls of the property described as follows: Commencing at the Northwest corner of said tract; thence South 00°26'50" East along the West line of said tract, 83.67 feet to the Westerly extension of the centerline of an interior wall, being the point of beginning and having a vertical elevation of 33.03 feet; (the following seven (7) calls being along the centerline of said interior walls); thence South 89°43'42" East, 32.64 feet to a point having a vertical elevation of 33.03 feet; thence South 29°50'45" East, 15.45 feet to a point having a vertical elevation of 33.03 feet; thence South 89°43'42" East, 11.85 feet to a point having a vertical elevation of 33.03 feet; thence South 00°16'18" West, 5.83 feet to a point having a vertical elevation of 33.03 feet; thence North 89°43'42" West, 5.39 feet to a point having a vertical elevation of 33.03 feet; thence South 00°16'18" West, 7.24 feet to a point having a vertical elevation of 33.03 feet; thence North 89°43'42" West, 46.52 feet to a point on the West line of said tract having a vertical elevation of 33.03 feet; thence North 00° 26'50" West along the West line of said tract, 26.43 feet to the point of beginning, in Cook County, Illinois. Containing 1127.382 ± Square Feet.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 25, 2003 as document number 0326832189, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Non-exclusive easement appurtenant for the benefit of Parcel 1 for support, common walls, ceilings and floors, equipment and utilities as contained in the Declaration of Easements, Reservations, Covenants and Restrictions for the Condominium Parcel recorded September 25, 2003 as document number 0326832188.

STATE TAX

STATE OF ILLINOIS

DEC. 30. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007007

REAL ESTATE TRANSFER TAX
0026800
FP326703

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. 30. 03

REVENUE STAMP

0000004871

REAL ESTATE TRANSFER TAX
0013400
FP326657

CITY TAX

CITY OF CHICAGO

DEC. 30. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006614

REAL ESTATE TRANSFER TAX
0201000
FP326675