

UNOFFICIAL COPY

WARRANTY DEED

2049401 MTC/AN 101-2
 THE GRANTOR, MP TOWER, LLC an Illinois
 Limited Liability Company, of the City of Chicago,
 State of Illinois, for and in consideration of the sum of
 TEN (\$10.00) and 00/100 DOLLARS and other good
 and valuable consideration, in hand paid, CONVEY
 AND WARRANT TO:
Deborah D. Thomas
1478 M. South Prairie
Chicago, IL 60605



Doc#: 0401503109
 Eugene "Gene" Moore Fee: \$28.00
 Cook County Recorder of Deeds
 Date: 01/15/2004 02:37 PM Pg: 1 of 3

M.G.R. TITLE

the following described Real Estate situated in the
 County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
 AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
 17-22-110-033-0000 & 17-22-110-034-0000

Address of Real Estate: 1335 S. Prairie Avenue (Private),
 Unit 1008/1108 /GU- 203 /S-68/S78
 Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other project documents, including without limitation the Museum Park East Umbrella Declaration, and any amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (10) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and conditions of the Special Service Area Ordinance; and (12) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent this December 15, 2003.

City of Chicago
 Dept. of Revenue
 328531
 01/15/2004 12:01 Batch 02220 10
 \$5,538.75
 Real Estate Transfer Stamp



MP TOWER, LLC
 an Illinois limited liability company
 BY: EDC MP Tower, LLC
 an Illinois limited liability company
 ITS: Manager
 BY: EDC Management, Inc.
 an Illinois corporation

BY: [Signature]
 Ronald B. Shipka, Jr., Its President

STATE TAX
 STATE OF ILLINOIS
 JAN. 15.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000060605
 REAL ESTATE TRANSFER TAX
 0073850
 FP326660

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JAN. 15.04
 REVENUE STAMP

0000120803
 REAL ESTATE TRANSFER TAX
 0036925
 FP326670

3

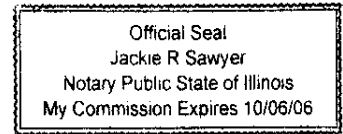
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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO **HEREBY CERTIFY**, that Ronald B. Shipka, Jr., as an authorized signatory of MP Tower, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this December 15, 2003.

Jackie R Sawyer
Notary Public



This Instrument was prepared by:
Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Send subsequent tax bills to:

Maurice Grant
Law Offices of Maurice Grant
30 N. LaSalle Street
Suite 3400
Chicago, IL 60602

Deborah D. Thomas
1335 S. Prairie Ave., 1008/1108
Chicago, IL 60605

Property of Cook County Clerk's Office

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Legal Description

PARCEL 1:

UNIT 1008/1108 AND PARKING SPACE GU-203 IN THE MUSEUM TOWER RESIDENCES CONDOMINIUMS, BEING PART OF OUTLOT 2, PART OF OUTLOT 4 AND PART OF LOT 50 IN MUSEUM PARK SUBDIVISION IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0314219137.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-68/S-78, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0314219137.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 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.

Commonly known as 1335 S. Prairie Avenue, Private, Chicago, Illinois

PIN: 17-22-110-033-0000 and 17-22-110-034-0000 (affects the underlying land and other property)

COOK COUNTY Clerk's Office