

20521400
UNOFFICIAL COPY
WARRANTY DEED

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:

Jason J. Rizos and Maria Lentzou Rizos**, as husband and wife as Tenants by the Entirety and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, 750 N. Rush Street, # 1901, Chicago, IL 60611

** a/k/a Maria Lentzou

_____, 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

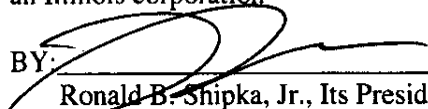
Address of Real Estate: 1335 S. Prairie Avenue (Private),
Unit 1906 /GU- 168 /S- 156
Chicago, Illinois GU-196

(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 January 13, 2004.

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: 
Ronald B. Shipka, Jr., Its President



Doc#: 0402319121
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/23/2004 10:20 AM Pg: 1 of 3

FOR TITLE

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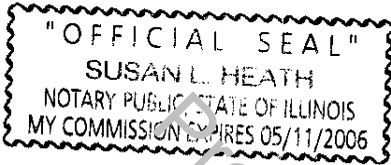
State of Illinois)

) 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, appeared before me this day in person and 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 January 13, 2004.



Susan L. Heath
Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Ceasar Z. Styka
15 Spinning Wheel Road
Suite 236
Hinsdale, IL 60521-2984

Send subsequent tax bills to:

Jason J. Rizos and Maria Lentzou Rizos
1335 S. Prairie Avenue Private
Unit 1906
Chicago, IL 60605

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
328834 \$4,451.25
01/21/2004 10:45 Batch 02223 10



STATE TAX
STATE OF ILLINOIS
JAN. 21. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 21. 04
REVENUE STAMP

0000000130
REAL ESTATE
TRANSFER TAX
00593.50
FP326660

0000121076
REAL ESTATE
TRANSFER TAX
00296.75
FP326670

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Legal Description

PARCEL 1:

UNIT 1906 AND PARKING SPACES GU-168, GU-196 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-156, 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