

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0403311084
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/02/2004 11:22 AM Pg: 1 of 2

WELLS STREET TOWER L.L.C., a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois ("GRANTOR") for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to DAVID KLEIMAN and ANGELA KLEIMAN, husband and wife, not as joint tenants or tenants in common but as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

Property Address: Unit(s) 3400, P1, P2, P3 and T5 at 701 South Wells Street, Chicago, IL 60607

PIN: 17-16-402-016-0000, 17-16-402-017-0000, 17-16-402-018-0000 and 17-16-402-019-0000

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on this 30 day of December, 2003.

WELLS STREET TOWER L.L.C.

By: South Wells Street, L.P., an Illinois limited partnership, its managing member

By: 653 SOUTH WELLS CORP., an Illinois corporation, its general partner

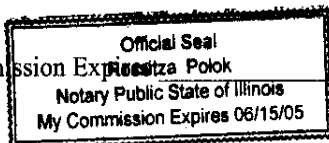
By:

David Kleiman, President or
David Crawford, Vice President

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that David Kleiman, the President or David Crawford, the Vice President, of 653 South Wells Corp., general partner of South Wells Street, L.P., the managing member of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 30 of December, 2003.



My Comm

Official Seal
Rosetta Polak
Notary Public State of Illinois
My Commission Expires 06/15/05

Notary Public

City of Chicago
Dept. of Revenue
327258



Real Estate
Transfer Stamp
\$6,375.00

12/30/2003 13:59 Batch 11899 76

Box 333

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

UNIT(S) 3400, P1, P2, P3 AND T5 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523.

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at time of closing; (iii) the Illinois Condominium Property Act and the City of Chicago Condominium Ordinance, including all amendments thereto; (iv) the Declaration of Condominium, including all amendments and exhibits attached thereto; (v) public, private and utility easements recorded at any time prior to closing, including easements established by or implied from the Declaration of Condominium or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) roads and highways, if any; (ix) leases and licenses affecting common elements; (x) that certain Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements referenced in the Property Report; (xi) matters over which the Title Company is willing to insure; (xii) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (xiii) Purchaser's mortgage.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, IT SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE SET FORTH IN THE DECLARATION OF CONDOMINIUM 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.

This document was prepared by:


Andrew M. Sachs, Esq.
Robbins, Salomon & Patt, Ltd.
25 E. Washington St., Suite 1000
Chicago, Illinois 60602


After recording return to:

701 S Wells #3400
Chicago, IL 60607

Mail Tax Bill to:

Same

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000064388	REAL ESTATE TRANSFER TAX
	JAN. 30. 04		00850.00
			FP 102808

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000064546	REAL ESTATE TRANSFER TAX
	JAN. 30. 04		00425.00
			FP 102802