

1073
03-02487ET

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, 111 S. MORGAN, LLC, a Delaware, limited liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to: **WHITE BIRCH DEVELOPMENT CORPORATION**



Doc#: **0403546092**
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/04/2004 10:04 AM Pg: 1 of 3

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

LEGAL DESCRIPTION ATTACHED

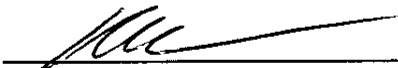
PIN: 17-17-212-002, 17-17-212-003, 17-17-212-004, 17-17-212-005,
17-17-212-006, 17-17-212-015

COMMON ADDRESS: 111 S Morgan, Unit 724 & PU 340, Chicago Illinois

SUBJECT TO: Covenants, conditions, easements and restrictions of record; public, private and utility easements; special taxes or assessments for improvements not yet completed; installments, if any, of any special tax or assessment for improvements heretofore completed; general real estate taxes for 2002 and subsequent years; zoning and building laws and ordinances; Declaration of Condominium; provisions of the Illinois Condominium Property Act; acts or omissions of Purchaser.

DATED: 7/17/03

111 S. MORGAN, LLC


Robert D. Horner, Managing Member
111 S. Morgan, LLC

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Robert D. Horner, being the managing member of 111 S. Morgan, LLC., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act on behalf of the Company and with full Company authority, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7/17/03.


Notary Public



UNOFFICIAL COPY

STATE TAX
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 OCT.-1.03
 # 00058925
 REAL ESTATE TRANSFER TAX
 00253.00
 FP326660

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 OCT.-1.33
 # 00071370
 REAL ESTATE TRANSFER TAX
 00126.50
 FP326670

City of Chicago
 Dept. of Revenue
 319828
 10/01/2003 13:51
 Batch 03108 48
 Real Estate Transfer Stamp
 \$1,897.50

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit 724, and PU 340 in One One One Morgan Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 0030258832, as amended from time to time, in Duncan's Addition to Chicago in Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, 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 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.

Grantor hereby grants to grantee the exclusive use of limited common element storage locker number S119, as depicted in the condominium declaration recorded as document number 0030258832.

SEND SUBSEQUENT TAX BILLS TO:

Sven Overland
Suite 120
720 INDUSTRIAL DRIVE
CAL7 IL 60030

WHEN RECORDED PLEASE MAIL TO:



Sven Overland
720 INDUSTRIAL DRIVE
Suite 120
CAL7 IL 60030

PREPARED BY: David H. Cutler, 5550 W Touhy Avenue, Ste 400, Skokie IL 60077