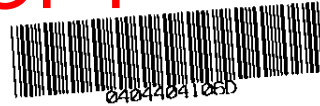


UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0404404106
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/13/2004 10:28 AM Pg: 1 of 3

TR Wells Partners, L.P., an Illinois limited partnership, duly authorized to transact business in the State of Illinois (herein, "Grantor"), with its principal office at 1415 Sherman Avenue, Unit 101, Evanston, Illinois 60201; for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to TR Development Workshop, Inc., an Illinois corporation (the "Grantee"), with an office at 1415 Sherman Avenue, Suite 101, Evanston, Illinois 60201, all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 3 IN THE 433 N. WELLS STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 23 AND 11/24THS FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 8 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011191247; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act, the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by through or under Grantee; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; and Grantee's mortgage, if any.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for 433 N. Wells Street Condominium Association (the "Declaration"), 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 through the provisions of said Declaration were recited and stipulated at length herein.

ENCOR TITLE INSURANCE

BOX 333-CTV
15

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 24th day of September, 2003.

TR WELLS PARTNERS, L.P., an Illinois limited partnership

By: TR Wells, Inc., an Illinois corporation, its general partner

By: *[Signature]*
Thomas A. Roszak, President

Attest: *[Signature]*
Thomas A. Roszak, Secretary

Permanent Index Numbers: 17-09-252-019-1014

Address of Real Estate: 433 N. Wells Street, Unit P-3, Chicago, Illinois 60610

THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE ILLINOIS REVENUE ACT, PURSUANT TO 35 ILCS 200/31-45(e) and the Cook County Transfer Tax under Paragraph E

[Signature]
Grantor or Grantor's Agent

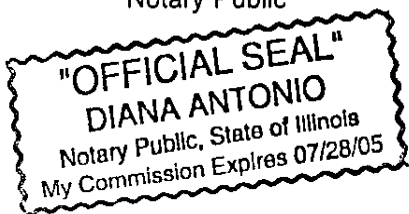
| | | |
|---|---|---|
| This instrument was prepared by: | Upon recording mail to: | Send subsequent tax bills to: |
| Christyl L. Marsh 630 Dundee Road, Suite 120 Northbrook, IL 60062 | Christyl L. Marsh 630 Dundee Road, Suite 120 Northbrook, IL 60062 | TR Development Workshop, Inc. 1415 Sherman Ave., Suite 101 Evanston, IL 60201 |

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Thomas A. Roszak, the President and Secretary, of TR Wells, Inc., an Illinois corporation, the general partner of TR Wells Partners, L.P., and Illinois limited partnership, personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as her/his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of September, 2003.

Commission Expires: _____ *[Signature]*
Notary Public



2 Exempt Under provisions of Paragraph 2
Section 3, City of Chicago Municipal Code
3-33-070, Real Estate Transfer Ordinance.

STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated September 24, 2003 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 24 day of September
2003.



[Signature]
Notary Public

The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated September 24, 2003 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 24 day of September
2003.



[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]