

GNT 03-0938

# UNOFFICIAL COPY



## WARRANTY DEED

THE GRANTOR, POLK FINANCIAL, LLC, a Delaware, LLC, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

Edward J. Groves,  
a single man

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

### LEGAL DESCRIPTION ATTACHED

PIN: 17-16-402-039-0000

COMMON ADDRESS: 732 South Financial, Unit 210 & P39, 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 2003 and subsequent years; zoning and building laws and ordinances; Declaration of Condominium; provisions of the Illinois Condominium Property Act; acts or omissions of Purchaser.

The tenant, if any, of the Unit has either waived or failed to exercise the right of first refusal or option or had no right of first refusal or option with respect to the Unit.

DATED this 2/23/04

POLK FINANCIAL, LLC

\_\_\_\_\_  
Managing Member

State of Illinois        )  
                                  )        SS  
County of Cook        )

City of Chicago  
Dept. of Revenue  
331846  
02/26/2004 11:55 Batch 07253 60



Real Estate  
Transfer Stamp  
\$1,605.00

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Robert Horner, being the managing member of Polk Financial, 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 2/23/04

\_\_\_\_\_  
Notary Public

"OFFICIAL SEAL"  
MARIA GARCIA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/22/2006

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## LEGAL DESCRIPTION

UNIT 210 and P 39 IN PRINTERS ROW LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCELS OF REAL ESTATE:

THE SOUTH 10 FEET OF LOT 23 AND LOTS 26, 29, 32, 35, 38, 41, 44 AND 47 (EXCEPT THE WEST 4 FEET OF SAID LOTS) IN SUBDIVISION OF BLOCK 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0324710124, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 S 210, as depicted in the condominium declaration recorded as document number 0324710124.

SEND SUBSEQUENT TAX BILLS TO:

EDWARD J. GROVVS  
732 SP. FINANCIAL Unit 210  
CHGO. FL. 60605

WHEN RECORDED PLEASE MAIL TO:

MICHAEL J. DUNSK  
703 S. DEARBORN ST  
CHGO. FL. 60605

Prepared by: David Cutler, 5550 W TOUHY AVE, SKOKIE IL 60077

