

03-2487AL 10/1

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: David Himel and Mitchell Klinsky



Doc#: 0406346088 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 03/03/2004 11:07 AM Pg: 1 of 2

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 #312/ PH 222, 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: July 7, 2003

111 S. MORGAN, LLC

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

State of Illinois () County of Cook () SS

City of Chicago Dept. of Revenue 331754 \$1,432.50 Real Estate Transfer Stamp 02/25/2004 11:20 AM 02248 6

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 7/7/03

Brian Luczak Notary Public



Lawyers Title Insurance Corporation

UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit 312, and PU 222 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 S37, as depicted in the condominium declaration recorded as document number 0030258832.

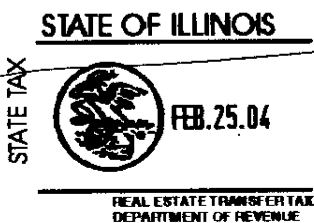
SEND SUBSEQUENT TAX BILLS TO:

DAVID HIMMEL
2023 SHALIDAN ROAD
BUFFALO GROVE, ILLINOIS 60089

WHEN RECORDED PLEASE MAIL TO:

MARK HELFAND
180 N. LASALLE - SUITE 1516
CHICAGO, ILLINOIS 60601

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



REAL ESTATE TRANSFER TAX
0019100
000001035
FP326660

FP326670
0009550
REAL ESTATE TRANSFER TAX

0000123476

