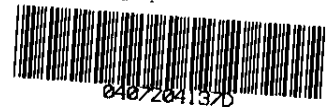


# UNOFFICIAL COPY

## WARRANTY DEED

**TR Chicago Avenue 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, Suite 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 **James R. DeNoyer and Patricia J. DeNoyer** (herein collectively, the "Grantee"), residing at 951 Mulford Street, Evanston, Illinois 60202, husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 0407204137  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/12/2004 02:23 PM Pg: 1 of 3

PARCEL 1: UNIT NUMBER C702 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-157 AND P-158 AND S-1 S-157 AND S-158, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3: EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.

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, its 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 1210-1236 Chicago Avenue Condominium (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

EICOR TITLE INSURANCE

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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.

Grantor reserves to itself and its beneficiary, and their successors and assigns, and Grantee hereby grants to Grantor, the right to repurchase the Real Estate provided in paragraph 22(b) of the Real Estate Contract dated May 17, 2001 (date of acceptance May 18, 2001), between Grantor and Grantee (the "Real Estate Contract"). The right of repurchase herein reserved by Grantor (i) is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Real Estate and (ii) shall expire upon the second anniversary of the date of recording of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this Warranty Deed as of the 16<sup>th</sup> day of January, 2004.

**TR CHICAGO AVENUE PARTNERS, L.P.**, an Illinois limited partnership

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

By: [Signature]  
Thomas A. Roszak, President

Attest: [Signature]  
Thomas A. Roszak, Secretary

PIN: 11-19-105-035 (affects the Unit and the Common Elements)

Address: 1210 Chicago Avenue, Unit #C702, Evanston, Illinois 60202

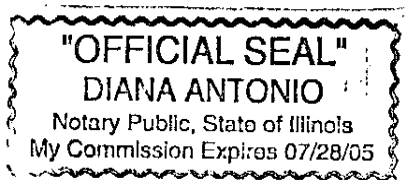
This instrument was prepared by: Christyl L. Marsh 630 Dundee Road, Suite 120 Northbrook, IL 60062	Upon recording mail to: Manny M. Lapidus 5301 W. Dempster, Suite 200 Skokie, IL 60077	Send subsequent tax bills to: James and Patricia DeNoyer 1210 Chicago Avenue, Unit C702 Evanston, IL 60202
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State 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 Chicago Avenue, Inc., an Illinois corporation, the general partner of TR Chicago Avenue Partners, L.P., an 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 he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 16<sup>th</sup> day of January, 2004.

Commission Expires: \_\_\_\_\_  
[Signature]  
Notary Public



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## EXHIBIT A TO WARRANTY DEED

from  
TR Chicago Avenue Partners, L.P.  
to  
James R. DeNoyer and Patricia J. DeNoyer


### Excerpt of Paragraph 22(b) of Real Estate Agreement

If Purchaser shall institute or initiate legal action against Seller or its general partner at any time within two (2) years subsequent to the Closing, then Seller shall have the option to repurchase the Unit from Purchaser. Seller's right shall be exercised by written notice to Purchaser at any time after Purchaser commences or joins in legal action against Seller, on the following terms: (i) the price shall be the original Purchase Price, plus eighty percent (80%) of the amount of any Extras paid for by Purchaser, plus or minus prorations of general real estate taxes and monthly assessments; (ii) Purchaser shall convey, by warranty deed, good marketable, and insurable title to the Unit to Seller, or its designee, subject only to the permitted exceptions (excluding acts of Purchaser) existing at Closing and any acts of Seller; (iii) closing of the repurchase shall be effected through an escrow as described in Paragraph 6(c) hereof; and (iv) Purchaser shall bear all costs of the escrow and title insurance in the amount of the original Purchase Price. No adjustment to the original Purchase Price shall be made for the cost of any improvements made by Purchaser to the Unit after the Closing. If Seller notifies Purchaser of its election to repurchase the Unit, then such repurchase shall be closed within thirty (30) days after the giving of Seller's notice of such election. In the event of Seller's repurchase of the Unit, as provided herein, Purchaser agrees to reconvey the Unit to Seller in the same physical condition as at Closing, except for ordinary wear and tear and improvements or betterments made by Purchaser to the Unit. Seller's right of repurchase under this Paragraph 22(b) is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Unit.

**CITY OF EVANSTON** 014720  
Real Estate Transfer Tax  
City Clerk's Office  
**PAID** JAN 16 2004 AMOUNT \$ 2250.00  
Agent CMD

STATE TAX  
  
STATE OF ILLINOIS  
MAR. 10.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000016733  
REAL ESTATE TRANSFER TAX  
0045000  
FP 102809

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
  
MAR. 10.04  
REVENUE STAMP

# 0000016670  
REAL ESTATE TRANSFER TAX  
0022500  
FP 326707