# WARRANTY DEED FICIAL COPY

mo lift	THE GRANTOR, LIMITS RESIDENTIAL, LLC an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:  Gregg W. Band, 2340 N. Lincoln Park West, #202 Chicago, IL 60614 A/K/A GREGG BAND	Doc#: 0407714032 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 03/17/2004 09:00 AM Pg: 1 of 3
15		
7 MTC	Real Estate situated in the County of Cook in the State of Illinois, to wit:	
5370,	SEE LEGAL DESCRICTION ATTACHED HERETO AND MADE A PART PEREOF.	
	Permanent Real Estate Index Number (s): 14-28-304-033-0000	
	Address of Real Estate: 600 W. Drummond Unit 407 /GU-8 /S-2 Chicago, Illinois	(above space for recorder only)
	SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and estrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, estrictions, and agreements of record, provided none of the regiong materially adversely affect Buyer's uiet use and enjoyment of the Premises as a residential condominum; (6) the Declaration and other reject documents, including without limitation the Declaration Of Covenants, Conditions, Restrictions and Easements (Reciprocal Easement) and any other amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Payer, or anyone claiming, by, arough, or under Buyer; and (9) liens and other matters as to which the Tide Insurer (as hereinafter efined) commits to insure Buyer against loss or damage.  **ILMITS RESIDENTIAL, LLC**  **LIMITS RESIDENTIAL, LLC**	
	an Illino	is limited liability company
		C LIMITS RESIDENTIAL, LLC are limited liability company
	a Delaw	* 1 *

ITS: Manager BY: EDC Management, Inc.

an Illinois corporation ITS: Manager

Ronald B. Sapka, Jr., Its President

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## OFFICIAL CC

State of Illinois

) ss

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., as an authorized signatory of Limits Residential, LLC, personally known to 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 purpose therein set forth.

Given under my hand and official seal, this March 11, 2004.

OFFICIAL SEAL" SUSAM L. HEATH NOTARY PUSE TATE OF ILLINOIS COMMISSION EXPIRES 05/11/2006

This Instrument was prepared by:

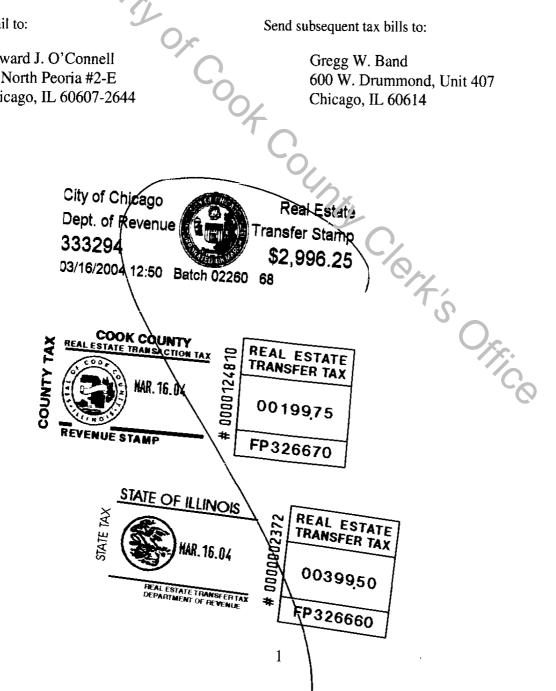
Brown, Udell & Pomeraritz. 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Send subsequent tax bills to:

Edward J. O'Connell 14 North Peoria #2-E Chicago, IL 60607-2644

Gregg W. Band 600 W. Drummond, Unit 407 Chicago, IL 60614



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### **UNOFFICIAL COPY**

#### Legal Description

#### PARCEL 1:

UNIT 407 AND PARKING SPACE GU-8 IN THE LINCOLN PARK COMMONS CONDOMINIUM TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING PART OF OUTLOT 1 AND PART OF LOT 42 IN LINCOLN PARK CLUB SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

PARCEL 2.

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-20, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 0020003037.

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 LENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. C/O/A/S O/A/CO

Commonly known as 600 W. Drummond, Chicago Illinois

PINS: 14-17-304-033-0000