

UNOFFICIAL COPY
WARRANTY DEED

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

2053707 MTC TMM / of 3

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
14-28-304-033-0000

Address of Real Estate: 600 W. Drummond
Unit 407 /GU- 8 /S- 20
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 restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other project 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 Buyer, or anyone claiming, by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

M.G.R. TITLE

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent this March 11, 2004.

LIMITS RESIDENTIAL, LLC
an Illinois limited liability company
BY: EDC LIMITS RESIDENTIAL, LLC
a Delaware limited liability company
ITS: Manager
BY: EDC Management, Inc.
an Illinois corporation
ITS: Manager

BY:

Ronald B. Shipka, Jr., Its President

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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 0020039037.

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, 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.

Commonly known as 600 W. Drummond, Chicago Illinois

PINS: 14-17-304-033-0000

Property of Cook County Clerk's Office