

UNOFFICIAL COPY

WARRANTY DEED

2053977 DMTC-222

THIS AGREEMENT, made this 18<sup>th</sup> day of March, 2004, between Diversey Commons, L.L.C., an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Eric Feinberg and Erica Lechtenberg, as Joint Tenants with right of survivorship, and not as Tenants in Common, Grantees WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does hereby



Doc#: 0408301055  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/23/2004 09:01 AM Pg: 1 of 3

M.G.R. TITLE

REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, and to the Grantees' heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, and the Grantees' heirs and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, the day and year first above written.

Diversey Commons, L.L.C., an Illinois limited liability company  
By: R & JM Management Corp, its Manager

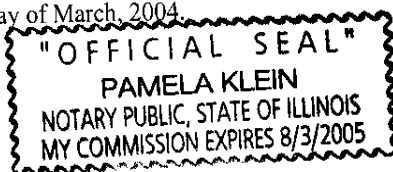
STATE OF ILLINOIS )  
COUNTY OF COOK )

By: Robert W. Matanky  
Robert W. Matanky, President

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Robert W. Matanky is personally known to me to be the President of R & JM Management Corp., the manager of Diversey Commons, L.L.C., an Illinois limited liability company, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Directors of said corporation and Members of said liability company as his free and voluntary act and as the free and voluntary act and deed of said corporation and limited liability company, for the uses and purposes set forth herein.

Given under my hand and notarial seal this 18<sup>th</sup> day of March, 2004.

Pamela Klein  
Notary Public



This instrument prepared by: Robert W. Matanky, Esq., Matanky and Matanky, Ltd.  
1332 N. Halsted St., Ste. 300, Chicago, IL 60622

After recording, return to: Joseph P. Mulhern 221 N. LaSalle # 2200 Chicago, IL 60601  
Send subsequent tax bills to: Eric Feinberg 1718 W. Diversey, #13, Chicago, IL 60614

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Property of Cook County Clerk's Office

City of Chicago  
Dept. of Revenue  
333798  
03/22/2004 12:53 Batch 02264 11



Real Estate  
Transfer Stamp  
\$2,801.25

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR. 22. 04  
REVENUE STAMP



# 0000125162

REAL ESTATE  
TRANSFER TAX  
00186.75  
FP326670

STATE TAX  
STATE OF ILLINOIS  
MAR. 22. 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



# 0000002725

REAL ESTATE  
TRANSFER TAX  
00373.50  
FP326660

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1718-3 IN THE 1716-18 WEST DIVERSEY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 18 AND 19 IN HARLAND'S SUBDIVISION OF THE SOUTH 173.00 FEET OF THAT PART LYING EAST OF THE CHICAGO AND NORTH WESTERN RAILWAY, OF THE WEST 3/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0330139095 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 1718-3 AND STORAGE ROOM -1718-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

commonly known as: Unit 1718-3, 1718 West Diversey Parkway, Chicago, Illinois 60614

Part of Permanent Index Nos.: 14-30-223-021-0000, 14-30-223-022-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S 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, AFORESAID, 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;

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;

LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY;  
AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, PARTY WALLS, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT AND HAS NEVER BEEN OCCUPIED BY ANY TENANT.