## UNOFFICIAL COPYMUM

This Document Prepared By:

Invsco Group, Ltd. 1212 N. LaSalle, Suite 100 Chicago, Illinois 60610 Doc#: 0411318056

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 04/22/2004 11:42 AM Pg: 1 of 2

## Address of Real Estate:

3660 N. Lake Shore Drive Unit **3210** Chicago, Illinois 60613

## WARRANTY DEED

The GRANTCR. New York Residential, LLC, an Illinois limited liability company, 1212 North La Salle Street, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hard poid, does hereby Convey and Warrant to the GRANTEE, Anthony R. Pontillo, Jr., having an address of 322 Pidgemoor Dr., Willowbrook, IL 60527 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) 3210, P-219, N/A IN THE NEW YORK PRIVATE RESIDENCES, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS OF PINE GROVE SUBDIVISION OF THE NORTHWEST FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN VHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00973568, AND AS AMENDED, TOGETHER WITH ITS UNDIVISED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS AND EGRESS EASEMENT RECORDED AS LOCUMENT NUMBER 00973566, RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT ALCORDED AS DOCUMENT NUMBER 00973565 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 10973567.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00973568.

P.I.N.#: 14

14-21-110-048-1200

14-21-110-048-1953

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS PIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT 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, IT 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.

(A) THE TENANT, IF ANY, OF UNIT(S), 3210, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

A+333

1881218

M



Subject to: General real estate taxes not yet due and payable at the time of closing; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the

present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the New York Private Residences Condominium Association ("the Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois ("the Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and viving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.
DATED this OU day of Uprul, 2004
NEW YORK RESIDENTIAL, LLC, an Illinois limited liability company  EY: New York Consultants, Inc., an Illinois corporation, its Manager
PY: (Seal)
NAME: DHN B. CADOEN
State of Illinois County of Cook
I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the County of New York Consultants, Inc., being a member of New York Residential, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument. Speared before me this day in person and acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.
Given under my hand and notarial seal this O' day of Opposition, 2004
OFFICIAL SEAL  ANGELICA L TSAMOULOS  NOTARY PUBLIC, STATE OF ILLINOIS  MY COMMISSION EXPIRES:04/24/06
After recording, please mail to:  Please send subsequent tax bills to:
Lobert Novelly HNTHONY R. PONTILLO JR.
1127 5 Mannhen Rd 331 RIDGEMOOR DR
Sute 309 WILLOWBROOK, IC 60527
vestdigte to 60154
SIALE () FILLING IS - I REAL ESTATE   REAL ESTATE   TRANSFER TAX
REAL ESTATE TRANSFER TAX  APR.21.04  REAL ESTATE TRANSFER TAX  OO33550  REAL ESTATE TRANSFER TAX  FP 102802

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FP 102808

REVENUE STAMP