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0413841010

Son
SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

Doc#: 0413841010
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/17/2004 09:26 AM Pg: 1 of 4

(3)

2054246MTCLaSalle *10/2*

M.G.R. TITLE

THE GRANTOR, **ORLEANS PARTNERS L.L.C.**, a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, **CONVEYS AND WARRANTS** to PAUL A. PIHL

Address: 8668 Endicott Trail, Eden Prairie, MN 55347,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Address of Real Estate: UNIT(S) 9-PH-K, P-15, P-13
1444 N. ORLEANS, CHICAGO, ILLINOIS 60610

Permanent Real Estate Index Numbers:
17-04-200-042-0000, 17-04-200-076-0000 (Affects tax year 2002)
17-04-200-095-1051/17-04-200-095-1066/17-04-200-095-1076 (Affects tax year 2003)

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its Managers this 15th day of April, 2004.

ORLEANS PARTNERS L.L.C.,
an Illinois Limited Liability Company

City of Chicago
Dept. of Revenue
339231
05/14/2004 12:11 Batch 02298 35



Real Estate
Transfer Stamp
\$6,960.00

BY: Kevin Dermody
Manager
BY: [Signature]
Manager

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY 13.04
REVENUE STAMP

0000129352
REAL ESTATE
TRANSFER TAX
00464.00
FP326670

STATE OF ILLINOIS
STATE TAX
MAY 14.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

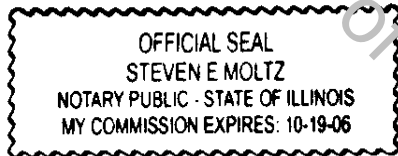
000007985
REAL ESTATE
TRANSFER TAX
00928.00
FP326660

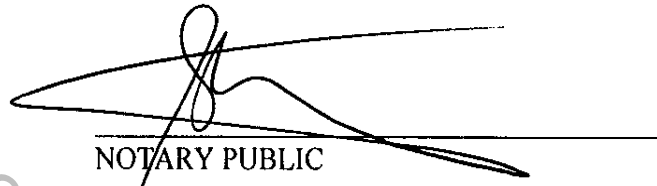
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIAM SENNE and KEVIN DERMODY personally known to me to be the Managers of the ORLEANS PARTNERS L.L.C., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of April, 2004.




NOTARY PUBLIC

Prepared By:

Steven E. Moltz
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603

Mail To:

Sandra Dobbles
FAEGRE & BENSON LLP
2200 Wells Fargo Center
90 S. Seventh St.
Minneapolis, MN 55402-3901
Name and Address of Taxpayer:

PAHL A. PIHL
1444 N. Orleans, Unit 9-PH-K
Chicago, Illinois 60610

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION****PARCEL A:**

UNIT(S) 9-PH-K, P-15 and P-25 IN THE ROYALTON TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN GROSS' SUBDIVISION OF PART OF LOT 135 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ALSO THE EAST 1/2 OF LOT 50 LYING SOUTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING (31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50 AT THE EAST LINE THEREOF AND 31.16 FEET SOUTH OF THE NORTH LINE AT THE WEST LINE OF THE EAST 1/2 OF LOT 50 SAID LAST DESCRIBED LINE HEREINAFTER REFERRED TO AS LINE "A"), IN OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO AFORESAID, ALL TAKEN AS A SINGLE TRACT OF LAND (EXCEPTING FROM SAID TRACT THAT PART OF WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.41 FEET CHICAGO CITY DATUM (ALL ELEVATIONS DESCRIBED HEREIN ARE CHICAGO CITY DATUM) AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.00 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2); THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 67.44 FEET TO A POINT 7.56 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1 (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. SEDGWICK AVENUE); THENCE EAST ALONG A LINE 7.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 109.72 FEET TO A POINT 7.52 FEET EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF LOT 50 AFORESAID; THENCE NORTH ALONG A LINE 7.52 FEET EAST OF AND PARALLEL WITH THE WEST LINE AND IT'S SOUTHERLY EXTENSION OF THE EAST 1/2 OF SAID LOT 50, A DISTANCE OF 26.40 FEET TO A POINT ON LINE "A" AFORESAID; THENCE EAST ALONG SAID LINE "A", A DISTANCE OF 20.47 FEET TO A POINT 74.21 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT ALONG THE NORTHERLY EXTENSION OF THE FACE OF AN EXISTING INTERIOR WALL AND ALONG THE FACE OF SAID WALL, A DISTANCE OF 11.63 FEET; (THE FOLLOWING 3 COURSES AND DISTANCES ARE ALONG THE FACE OF EXISTING INTERIOR WALLS) THENCE EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 22.30 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 9.27 FEET; THENCE EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 0.83 FEET TO A POINT THAT IS 51.08 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG A

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LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 72.91 FEET MORE OR LESS TO THE PLACE OF BEGINNING ALSO EXCEPTING FROM SAID TRACT, THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +20.19 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.60 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET; THENCE NORTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 72.91 FEET MORE OR LESS TO A POINT ON THE FACE OF AN EXISTING INTERIOR WALL; (THE 3 FOLLOWING COURSES ARE ALONG THE FACE OF EXISTING INTERIOR WALLS); THENCE EAST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 36.57 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 29.41 FEET; THENCE EAST PARALLEL WITH SAID LINE "A" AND THE EASTERLY EXTENSION OF THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 14.51 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 43.49 FEET TO THE PLACE OF BEGINNING (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF N. ORLEANS STREET) ALSO EXCEPTING THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.00 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +36.50 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 153.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 67.44 FEET TO A POINT 7.56 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG A LINE 7.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 109.72 FEET TO A POINT 7.52 FEET EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF LOT 50 AFORESAID; THENCE NORTH ALONG A LINE 7.52 FEET EAST OF AND PARALLEL WITH THE WEST LINE AND IT'S SOUTHERLY EXTENSION OF THE EAST 1/2 OF SAID LOT 50, A DISTANCE OF 26.40 FEET TO A POINT ON LINE "A" AFORESAID; THENCE EAST ALONG SAID LINE "A", A DISTANCE OF 43.60 FEET TO A POINT 51.08 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, 93.82 FEET MORE OR LESS TO THE PLACE OF BEGINNING ALSO EXCEPTING THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.60 FEET AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +42.00 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 51.08 FEET; THENCE NORTH ALONG A LINE 51.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 93.82 FEET MORE OR LESS TO A POINT ON SAID LINE "A"; THENCE EAST ALONG SAID LINE "A", A DISTANCE OF 51.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 93.80 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020030727, AS