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WARRANTY DEED

Statutory (ILLINOIS)



Doc#: 0413832079
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 05/17/2004 02:58 PM Pg: 1 of 4

THE GRANTOR (Name and Address)
The Caravel Development Group LLC
1 West Superior, Suite 200
Chicago, IL 60610

a 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, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Jeffrey L. Dohnal

635 N. Dearborn Street, Unit #706, Chicago, IL 60610 of the County of Cook, to wit:

UNIT 706 AND PARKING UNIT P-64 IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

SEE ATTACHED EXHIBIT "A".

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO:

General Real Estate taxes for the year 2003 and subsequent years; special taxes or assessments for improvements not yet completed; the terms, provisions and covenants of the Condominium Documents recorded as document number 0030275986, and as amended from time to time; easements, covenants, restrictions, agreements, conditions and building lines of record, as amended from time to time; provisions, conditions and limitations of the Declaration of Easements, Reservations, Covenants and Restrictions recorded as document number 0030275985; provisions, conditions and limitations as created by the Condominium Property Act.

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Permanent Index Number(s) 17-09-227-002, 17-09-227-003, 17-09-227-004, 17-09-227-005, 17-09-227-006, 17-09-227-009 and 17-09-227-010.

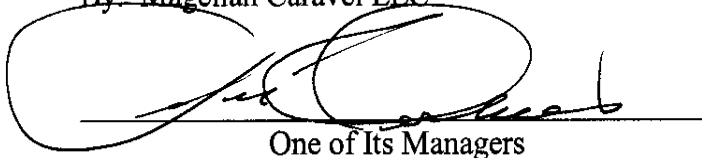
Address(es) of Real Estate: 635 N. Dearborn Street, Unit #706, Chicago, IL 60610

Dated April 30, 2004

The Caravel Development Group LLC

By: Caravel Mezzanine LLC, its Member

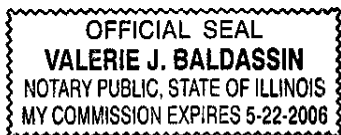
By: Magellan Caravel LLC


One of Its Managers

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Joel Carlins, one of the Managers of Magellan Caravel LLC, Member of Caravel Mezzanine LLC, the Member of The Caravel Development Group LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Manager of Magellan Caravel LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of the Manager on behalf of The Caravel Development Group LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 30th day of April, 2004.
Commission expires 5-22-2006.



Valerie Baldassin
Notary Public

This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:
Sheldon Belofsky Esq.
33 N. Dearborn #2330
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Jeffrey L. Dohnel
635 N. Dearborn #706
Chicago, IL 60610

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

UNIT 706 AND PARKING UNIT P-64 IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST ½ OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERKS DIVISION OF LOTS 7, 8 AND THE SOUTH 29 FEET OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT FIVE AND ALL OF LOT SIX IN BLOCK TWENTY-FOUR IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-NINE NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS THREE, FOUR, FIVE, SIX AND SEVEN IN COUNTY CLERK'S DIVISION OF ORIGINAL LOTS SEVEN, EIGHT AND THE SOUTH 29.0 FT. OF LOTS NINE AND TEN IN BLOCK TWENTY-FOUR IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-NINE NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1880 AS DOCUMENT NO. 267886, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT FIVE IN SAID BLOCK TWENTY-FOUR; THENCE SOUTH 89-29'-45" WEST, BEING AN ASSUMED BEARING ON THE SOUTH LINE OF LOTS FIVE AND SIX IN BLOCK TWENTY-FOUR IN SAID WOLCOTT'S ADDITION TO CHICAGO AND THE SOUTH LINE OF LOT SEVEN IN SAID COUNTY CLERK'S DIVISION ALL INCLUSIVE, A DISTANCE OF 19.09 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89-29'-45" WEST ON SAID SOUTH LINE, 120.76 FT. TO THE SOUTHWEST CORNER OF SAID LOT SEVEN; THENCE NORTH 00-25'-45" WEST ON THE WEST LINE OF SAID LOTS THREE THROUGH SEVEN ALL INCLUSIVE, A DISTANCE OF 37.34 FT.; THENCE NORTH 89-29'-45" EAST, 3.85 FT.; THENCE NORTH 00-30'-15" WEST, 1.05 FT.; THENCE NORTH 89-29'-45" EAST, 91.66 FT.; THENCE NORTH 00-30'-15" WEST, 2.13 FT.; THENCE NORTH 89-29'-45" EAST, 8.43 FT.; THENCE NORTH 00-30'-15" WEST, 12.23 FT.; THENCE SOUTH 89-29'-45" WEST, 2.79 FT.; THENCE NORTH 00-30'-15" WEST, 10.61 FT.; THENCE NORTH 45-30'-15" WEST, 6.81 FT.; THENCE NORTH 00-30'-15" WEST, 14.97 FT.; THENCE NORTH 89-29'-45" EAST, 18.07 FT.; THENCE SOUTH 00-30'-15" EAST, 5.32 FT.; THENCE NORTH 89-29'-45" EAST, 3.34 FT.; THENCE SOUTH 00-30'-15" EAST, 19.74 FT.; THENCE NORTH 89-29'-45" EAST, 4.0 FT.; THENCE SOUTH 00-30'-15" EAST, 30.71 FT.; THENCE SOUTH 89-29'-45" WEST, 4.17 FT.; THENCE SOUTH 00-30'-15" EAST, 6.94 FT.; THENCE SOUTH 89-29'-45" WEST, 3.0 FT.; THENCE SOUTH 00-30'-15" EAST, 8.62 FT.; THENCE NORTH 89-29'-45" EAST, 7.14 FT.; THENCE SOUTH 00-30'-15" EAST, 3.17 FT.; THENCE SOUTH 89-29'-45" WEST, 1.0 FT.; THENCE SOUTH 00-30'-15" EAST, 8.65 FT. TO THE POINT OF BEGINNING; ALL OF ABOVE DESCRIBED PARCEL LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.50 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +31.58 CHICAGO CITY DATUM IN THE WEST 44.0 FT. OF ABOVE DESCRIBED METES AND BOUND PARCEL, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 44.0 FT. EAST OF AND PARALLEL WITH SAID WEST LINE OF LOTS THREE THROUGH SEVEN INCLUSIVE AT AN ELEVATION OF +31.58 CHICAGO CITY DATUM TO A LINE 95.0 FT. EAST OF AND PARALLEL WITH SAID WEST LINE OF LOTS THREE THROUGH SEVEN INCLUSIVE AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +27.42 CHICAGO CITY DATUM IN THE SOUTH 38.0 FT. OF ABOVE DESCRIBED METES AND BOUND PARCEL LYING EAST OF SAID LINE 95.0 FT. EAST OF AND PARALLEL LINE, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 38.0 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF ABOVE DESCRIBED METES AND BOUND PARCEL AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM TO A LINE 60.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF ABOVE DESCRIBED METES AND BOUND PARCEL AT AN ELEVATION OF +24.72 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +24.72 CHICAGO CITY DATUM IN THAT PART OF ABOVE DESCRIBED METES AND BOUND PARCEL LYING NORTH OF A LINE 60.50 FT.

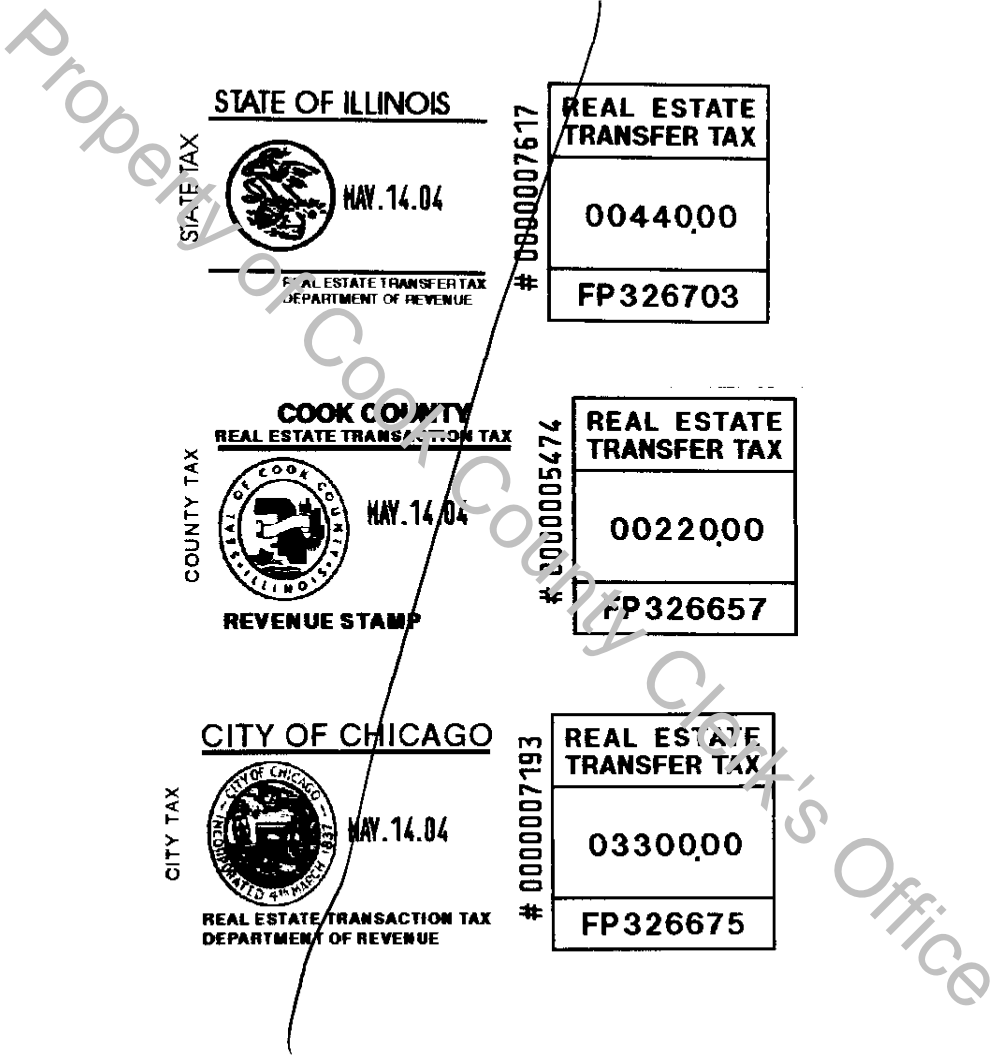
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NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS FIVE AND SIX IN BLOCK TWENTY-FOUR IN SAID WOLCOTT'S ADDITION TO CHICAGO, ALL IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PARCEL 2

NON-EXCLUSIVE EASEMENTS FOR SUPPORT WALLS, COMMON WALLS, CEILINGS, FLOORS, EQUIPMENT, UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED AND MORE FULLY DESCRIBED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED FEBRUARY 20, 2003 AND RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275985.




STATE OF ILLINOIS
 STATE TAX

 MAY. 14. 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 0690007617

REAL ESTATE TRANSFER TAX
0044000
FP326703

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 MAY. 14. 04
 REVENUE STAMP
 # 2000005474

REAL ESTATE TRANSFER TAX
0022000
FP326657

CITY OF CHICAGO
 CITY TAX

 MAY. 14. 04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 # 0000007193

REAL ESTATE TRANSFER TAX
0330000
FP326675