

UNOFFICIAL COPY

WARRANTY DEED

2055 582/MP TOWER 2 OF 3
THE GRANTOR, MP TOWER, 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:
Deborah D. Thomas, 1478 N.S. Prairie Avenue, Chicago,
Illinois 60605



Doc#: 0414241073
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/21/2004 10:02 AM Pg: 1 of 3

M.G.R. TITLE

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):
17-22-110-033-0000 & 17-22-110-034-0000 ; 17-22-110-097-0000
086 085

Address of Real Estate: 1335 S. Prairie Avenue (Private),
Unit 208 /GU- 217 /S- 168
Chicago, Illinois GU-218

(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 Museum Park East Umbrella Declaration, and
any amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act;
(8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) Central
Station Redevelopment Agreement and any amendments and exhibits thereto; (10) conditions and
provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and
conditions of the Special Service Area Ordinance; and (12) liens and other matters as to which the Title
Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized
agent this May 12, 2004.

MP TOWER, LLC
an Illinois limited liability company
BY: EDC MP Tower, LLC
an Illinois limited liability company
ITS: Manager
BY: EDC Management, Inc.
an Illinois corporation

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
339497 \$3,003.75
05/18/2004 11:47 Batch 02201 7



BY:
Ronald B. Shipka, Jr., Its President

STATE OF ILLINOIS
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAY 17 04
0000064263
REAL ESTATE TRANSFER TAX
0040050
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAY 17 04
0000129559
REAL ESTATE TRANSFER TAX
0020025
FP326670

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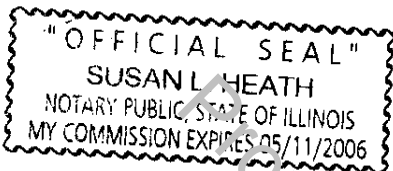
State of Illinois)

) ss

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., as an authorized signatory of MP Tower, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this May 14, 2004.



Susan L. Heath

Notary Public

This Instrument was prepared by:
Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Maurice Grant
30 North LaSalle Street
Suite 3400
Chicago, IL 60602

Send subsequent tax bills to:

Deborah D. Thomas
1335 S. Prairie Avenue Private
Unit 2008
Chicago, IL 60605

Property of Cook County Clerk's Office

UNOFFICIAL COPY**Legal Description****PARCEL 1:**

UNIT 2008 AND PARKING SPACES GU-217, GU-218 IN THE MUSEUM TOWER RESIDENCES CONDOMINIUMS, BEING PART OF OUTLOT 2, PART OF OUTLOT 4 AND PART OF LOT 50 IN MUSEUM PARK SUBDIVISION IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0314219137.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-168, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0314219137.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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 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.

Commonly known as 1335 S. Prairie Avenue Private, Chicago, Illinois

PIN: 17-22-110-⁰⁸⁶~~033~~-0000 and 17-22-110-⁰⁹⁵~~034~~-0000 (affects the underlying land and other property)

17-22-110-097-0000