

# UNOFFICIAL COPY



**This Document Prepared By:**

Invsco Group, Ltd.  
1212 N. LaSalle, Suite 100  
Chicago, Illinois 60610

Doc#: 0415445126  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 06/02/2004 12:13 PM Pg: 1 of 3

1 OF 3  
**Address of Real Estate:**

3660 N. Lake Shore Drive  
Unit P175  
Chicago, Illinois 60613

## WARRANTY DEED

C 1110  
The GRANTOR, 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 hand paid, does hereby Convey and Warrant to the GRANTEE, Jennifer S. Wilkens, having an address of 607 W. Wrightwood #604, Chicago, IL 60614 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

CTIC  
240422002  
PARCEL 1: UNIT(S) P175, P-175, 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, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00973568, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED 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 DOCUMENT NUMBER 00973566, RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT RECORDED AS DOCUMENT NUMBER 00973565 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00973567.

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. #:

14-21-110-048-1998

LND

A BSTRMNT  
"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS 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."

NO  
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), P175, 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.

Box 333

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STATE TAX

STATE OF ILLINOIS

JUN. - 2.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000070115

REAL ESTATE TRANSFER TAX
00042.00
FP 102808

REORDER ITEM #: TX-1000 LABEL

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. - 2.04

REVENUE STAMP

# 000070294

REAL ESTATE TRANSFER TAX
00021.00
FP 102802

CITY TAX

CITY OF CHICAGO

JUN. - 2.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000011505

REAL ESTATE TRANSFER TAX
00315.00
FP 102805

Property of Cook County Clerk's Office

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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 waiving 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 23rd day of April, 2004

NEW YORK RESIDENTIAL, LLC,  
an Illinois limited liability company

BY: New York Consultants, Inc.,  
an Illinois corporation, its Manager

BY: [Signature] (Seal)  
NAME: JOHN B. CADDEN  
ITS: VICE PRESIDENT

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 JOHN B. CADDEN 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, appeared 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 23rd day of April, 2004.

[Signature]  
Notary Public



After recording, please mail to

Jennifer Wilkins  
3660 Lakeshore Dr.  
Chicago IL 60613

Jennifer Wilkins  
Please send subsequent tax bills to:  
Jennifer Wilkins 3660 Lakeshore Dr.  
Chicago, IL, 60613