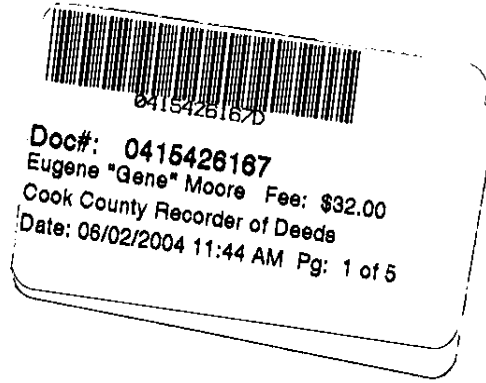


UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Patricia L. Newman, a widowed woman, for and in consideration of ten and no/100 (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged do hereby grant, convey and warrant, subject to the permitted exceptions set forth in Exhibit A, which is attached hereto and made a part hereof, unto Manuel and Luz Luna, not as joint tenants or tenants in common, but as Tenants by the Entirety, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:



(Save for Recorder's Information)

SEE EXHIBIT A ATTACHED HERETO.

Subject only to those exceptions listed on Exhibit B attached hereto.

P.I.N.: 17-03-220-020-1153

Address of Real Estate: 175 East Delaware Place, Unit 5203, Chicago, IL 60611

FIRST AMERICAN

File # 79784812

IN WITNESS WHEREOF, said Grantor has subscribed her name hereto, in the City of Chicago, State of Illinois, this 28th day of April, 2004.

Patricia L. Newman
PATRICIA L. NEWMAN

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, Christina B. Hansen, a Notary Public in and for said County in the State aforesaid, do hereby certify that Patricia L. Newman, who is 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 she signed, sealed, and delivered the said instrument of writing as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of April, 2004.

Christina B. Hansen
Notary Public

DOCUMENT PREPARED BY:
Pachter, Gregory & Finocchiaro, P.C.
790 Estate Drive, Suite 150
Deerfield, IL 60015
Attn: Barbara C. Raffaldini

SEND SUBSEQUENT TAX BILLS TO:
Manuel and Luz Luna
713 St. Andrews
Scherville, Indiana 46375

AFTER RECORDING RETURN TO:
Ronald E. Cundiff
175 E. Delaware Place, Suite 58 1820
Chicago, IL 60611



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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Unit No. 5203 of the 175 East Delaware Place Condominium as delineated on survey of the following described parcels of real estate (hereinafter referred collectively as parcel): parts of the land, property and space below, at and above the surface of the earth, located within the boundaries projected upward and downward from the surface of the earth, of a parcel of land comprised of Lot 17 (except the East 16 feet thereof) and all of Lots 18 and 28 inclusive, in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustee's Subdivision of the South Fractional 1/4 of fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois also Lots 1 to 4 inclusive, in County Clerk's Division of the West 300 feet of that part of Lots 16, 17, 18 and 19 of Block 14 lying East of the Lincoln Park Boulevard in the Canal Trustee's Subdivision of the South fractional 1/4 of fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, conveyed by deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 30, 1973 as document 22418957, from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a National Banking Association, not individually but as Trustee under Trust Agreement dated February 15, 1973 and known as Trust No. 45450, which survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership, Easements, Restrictions, Covenants and By-Laws for 175 East Delaware Place, Chicago, Illinois, made by LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated February 15, 1973 and known as Trust No. 45450 and recorded on August 10, 1973 in the office of the Recorder of Deeds of Cook County, Illinois as Document 22434263, together with an undivided percentage interest in the parcel (excepting from the parcel all the property and space comprising all the units as defined and set forth in the declaration and survey) all in Cook County, Illinois

Permanent Index #'s: 17-03-220-020-1153 Vol. 496

Property Address: 175 South Delaware Place, Unit 5203, Chicago, Illinois 60611

Office of Cook County Recorder of Deeds

053521

0000006671

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT. OF REVENUE
 P.B. 10842

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP MAY 13 '11
 P.B. 10847

CITY OF CHICAGO
 CITY TAX
 MAY 20 04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 0322500
 FP 102812

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EXHIBIT B

Permitted Exceptions

1. General taxes for the year 2003 2nd Installment, 2004 and subsequent years which are not yet due and payable.
 Tax identification no.: 17-03-220-020-1153 Vol. 496
2. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded January 25, 1894 as document 1986496.
3. Provisions, conditions and limitations as created by the Condominium Property Act.
4. Covenants and restrictions in deed from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a national banking association, at trustee under February 15, 1973 and known as trust no. 45450 dated July 27, 1973 and recorded July 30, 1973 as document no. 22418957 as follows: (A) Each owner of any part of the condominium property shall operate and occupy such part in such a manner as will not cause any objectionable interference with transmission or reception of television or radio signals by all parties operating transmission facilities above the condominium property. (B) Neither the association, its board of directors, the unit owners nor any combination of such names nor any name deceptively similar to such names in any event and especially in connection with the ownership, operation, use or occupancy of any part of the condominium property or any facility located therein. Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.
5. Reservation of the following easements by the deed from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a national banking association, as trustee under trust dated February 15, 1973 and known as trust no. 45450 dated July 27, 1973 and recorded July 30, 1973 as document no. 22418957:
 - (A) an easement in and to all structural members, columns and exterior beams shown on the plans and located within the condominium property for the support of (1) all structures located on or within the grantor's fee and (2) any facility with respect to which an easement has been reserved under this instrument.
 - (B) an easement for the use and replacement of all plumbing, electrical, telephone, water, heating, cooling, ventilating, communication, exhaust and other piping, lines, ducts, conduits and equipment and for the use of all other facilities of whatsoever nature shown on the plans located within the condominium property and serving or benefiting (1) the grantor's fee (2) any facility with respect to which an easement has been reserved under this instrument.
 - (C) An Easement for the operation, maintenance, repair, replacement, inspection, testing, cleaning and painting (all of which is herein referred to as "maintenance") of any facility located within the condominium property which serves or benefits the grantor's fee and also as to which an easement has been reserved under this instrument.

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6. Reservation of the following easements for ingress and egress by the deed from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a national banking association, as trustee under trust agreement dated February 15, 1973 and known as trust no. 45450 dated July 27, 1973 and recorded July 30, 1973 as document no. 22418957: (A) For entry upon and for ingress through the condominium property for men, material and equipment to the extent reasonably necessary in the performance of the maintenance of any facility (whether or not located within the condominium property) which facility serves or benefits the grantor's fee and which is otherwise required or permitted hereunder to be performed by grantor. (B) For ingress and egress over and across the corridors connecting the freight elevator on the 44th floor of the building with the restaurant and commissary facilities located thereon. (C.) For ingress and egress over, on and through the stairways located in the condominium property as shown on the plans connecting different portions of the grantor's fee.
7. Reservation of easements by the deed from John Hancock Mutual Life Insurance Company, a Corporation of Massachusetts, to LaSalle National Bank, a national banking association, as trustee under trust agreement dated February 15, 1973 and known as trust no. 45450 dated July 27, 1973 and recorded July 30, 1973 as document 22418957 for the maintenance, repair, operation, use and replacement of, and access to, the following equipment and facilities: (A) Water distribution system consisting of 4 house pumps on the 52nd floor and the water storage tank on the 50th floor with necessary piping and electrical connection. (B) Emergency freight elevator system consisting of elevators no. 32 and no. 33. (C) Master antenna systems consisting of the master antenna located on the roof of the building and its connecting cables and conduits. (D) Intra-building phone system consisting of the Stromberg-Calson PBX phone equipment located in rooms 9903 and 9904 of the building. (E) Window washing equipment guide rails on the outside of condominium property.
8. Provisions contained in the deed from John Hancock Mutual Life Insurance Company, a Corporation of Massachusetts, to LaSalle National Bank, a national banking association, as trustee under trust agreement dated February 15, 1973 and known as trust no. 45450 dated July 27, 1973 and recorded July 30, 1973 as document no. 2418957 that the creditor owner shall have a lien against the portion of the total property owned by the defaulting owner and any damage issuance proceeds payable to the defaulting owner upon failure of the defaulting owner to pay upon demand any sum of money due the creditor owner pursuant to the provisions in said deed; that said liens shall take precedent over any mortgage or other encumbrance which may be a lien on the portion of the total property owned by the defaulting owner.
9. Declaration of zoning restrictions made by John Hancock Mutual Life Insurance Company, a Corporation of Massachusetts, dated July 27, 1973 and recorded July 30, 1973 as document no. 22418956 relative to the building located on Lot 17 (except the East 16 feet thereof) and all lots 18 to 28, inclusive, in Lake Shore Drive Addition to Chicago; also Lots 1 to 4, inclusive, in County Clerk's Division of the West 300 feet lying of the Lincoln Park Boulevard of Lots 16 to 19 in Block 14 in Canal Trustee's subdivision; the separation of said building into residential parcel and non-residential parcel which parcels constitutes the total property; that both parcels shall constitute a single parcel for building permits; gross floor area of improvements to be constructed on the residential parcel; gross floor area of improvements to be constructed on the non-residential parcel; application for building permits by owners of the respective parcels; and provision for joint execution of necessary documents.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

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10. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded August 10, 1973 as document no. 22434263 and amendment recorded August 22, 1973 as document no. 22449182 and amendment recorded August 30, 1973 as document no. 22459745 and amendment recorded September 7, 1973 as document no. 2247030 and amendment recorded September 12, 1973 as document no. 22476111 and amendment recorded September 19, 1973 as document no. 22483338 and amendment recorded September 26, 1973 as document no. 22501117 and amendment recorded October 18, 1973 as document no. 22517303. Limitations and conditions imposed by the condominium property act.
11. Condominium operating agreement recorded August 10, 1973 as document no. 2243464 by and between John Hancock Mutual Life Insurance company, a Corporation of Massachusetts, and 175 East Delaware Place Homeowners Association, an Illinois not for profit corporation, providing for the division of the financial and operating responsibilities for the easement facilities described in Section 5 of the deed recorded as document no. 22418957 and to provide for certain services relating to the building.

Note: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.