

205 5741 MTC/MP/HS

WARRANTY DEED

**UNOFFICIAL COPY**

THE GRANTOR, The Venetian, 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:  
Susan Gutowsky, 1365 Newport, Mundelein, IL 60060



Doc#: 0418005065  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/28/2004 10:19 AM Pg: 1 of 4

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.

M.G.R. TITLE

Permanent Real Estate Index Number (s):  
17-04-220-024-0000; 17-04-220-026-0000; 17-04-220-028-0000; 17-04-220-043-0000; 17-04-220-044-0000; and 17-04-220-046-0000

Address of Real Estate:  
222 W. Division Street, Unit 1308 /S- 2  
Chicago, Illinois

(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 and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements and agreements of record, provided that the foregoing do not materially adversely affect Grantee's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration of Condominium and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer 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 Manager this May 19, 2004.

The Venetian, LLC

BY: Robert D. Mosky, A Manager

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 Robert D. Mosky, as Manager of The Venetian, 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 19, 2004.  
  
[Signature]  
Notary Public

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

Mail to: Michael T. Byrne  
115 55th Street  
Clarendon Hills, IL 60514

Send subsequent tax bills to: Susan Gutowsky  
222 W. Division, Unit 1308  
Chicago, IL 60610

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1308 AND GU-10 IN THE VENETIAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE;

THE SOUTH 84.2 FEET OF LOT 199 IN BRONSON'S ADDITION TO CHICAGO, BEING THE SOUTH 84.2 FEET OF LOTS 5 AND 9 IN ASSESSOR'S DIVISION OF LOTS 196, 199 AND 200 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE WEST 66 FEET OF LOTS 194 AND 195 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; AND THE EAST 1/2 OF THE SOUTH 132 FEET OF LOT 196 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE WEST 1/2 OF THE SOUTH 200 FEET OF LOT 196 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE VENETIAN, LLC AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS, AS DOCUMENT NO. 0411731091 TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 1A: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0411731091.

### PARCEL 2:

A PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT GRANT DATED MAY 15, 2001 AND RECORDED MAY 17, 2001 AS DOCUMENT 0010417691 AND RE-RECORDED MARCH 10, 2003 AS DOCUMENT 003032404 BY AND BETWEEN WELLS STREET, LLC (NEAPOLITAN), AND 230 W. DIVISION, LLC (VENETIAN) FOR THE PURPOSES OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND BEING APPROXIMATELY 16 FEET WIDE BEGINNING AT DIVISION STREET ON THE SOUTH AND FOLLOWING THE PRIVATE DRIVEWAY FROM SOUTH TO NORTH CONTINUING APPROXIMATELY 185 FEET EAST AND WEST TO AN ACCESS POINT, SAID EASEMENT IS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

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THAT PART OF LOT 193 AND THAT PART OF THE EAST 1/2 OF THE SOUTH 200 FEET OF LOT 196 LYING NORTH OF THE SOUTH 132.00 FEET THEREOF AND THE EAST 43 FEET OF THE WEST HALF OF LOTS 194 AND 195 (TAKEN AS A TRACT) 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, COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 43 FEET OF THE WEST 1/2 OF SAID LOT 195; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 2.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 18.50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195 A DISTANCE OF 8.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT 195, A DISTANCE OF 1.70 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195 A DISTANCE OF 48.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195 A DISTANCE OF 16.2 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 24.75 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195 A DISTANCE OF 21.12 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 71.35 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 16.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 91.87 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 163.32 FEET TO A POINT IN THE MOST WEST LINE OF SAID TRACT; THENCE SOUTH THE MOST WEST LINE OF SAID TRACT, A DISTANCE OF 20.52 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 195, A DISTANCE OF 126.20 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE EAST 43 FEET OF SAID LOTS 194 AND 195, A DISTANCE OF 154.47 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED PROPERTY LYING ABOVE A HORIZONTAL PLANE OF +14.25 CITY OF CHICAGO DATUM AND LYING BELOW A HORIZONTAL PLANE OF +33.82 CITY OF CHICAGO DATUM, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

A PERPETUAL ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT GRANT DATED MAY 15, 2001 AS DOCUMENT 0010417692 BY AND BETWEEN WELLS STREET LLC (NEAPOLITAN) AND 230 WEST DIVISION, LLC (VENETIAN) FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON A STRIP OF LAND LEGALLY DESCRIBED AS FOLLOWS:

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THE SOUTH 1.20 FEET OF THE EAST 1/2 OF LOT 196, LYING NORTH OF THE SOUTH 132.00 FEET THEREOF 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.

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

Commonly known as: 222 West Division, Chicago, Illinois

P.I.N. 17-04-220-024-0000; 17-04-220-026-0000; 17-04-220-028-0000; 17-04-220-043-0000; 17-04-220-044-0000 and 17-04-220-046-0000.

Commonly known as 222. W. Division Street, Chicago, Illinois.

COOK COUNTY REAL ESTATE TRANSACTION TAX

REVENUE STAMP

JUN. 25. 04

# 0000132817

REAL ESTATE TRANSFER TAX

00 17025

FP 326670

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

JUN. 24. 04

6039900000 #

REAL ESTATE TRANSFER TAX

0034050

FP 326669

City of Chicago Dept. of Revenue

343326

06/25/2004 13:24 Batch 02228 47

Real Estate Transfer Stamp

\$2,553.75