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Doc#: 0418141036  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/29/2004 12:08 PM Pg: 1 of 3



04-00886

Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR(S), Bridgeport 35, Inc., of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to 3520 Morgan Building Partnership (GRANTEE'S ADDRESS) 3520 S. MORGAN STREET, CHICAGO, IL 60609 of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** (a) general real estate taxes for 2003 and subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, building lines of record and party wall rights; (d) the Illinois Condominium Property Act and the Recorded Plat of Condominium and Covenants thereon; (e) terms, provisions and conditions of the Condominium Declaration and including all amendments and exhibits thereto; (f) applicable zoning and building laws and ordinances; (g) unrecorded public and quasi-public utility easements, if any; (h) Purchaser's mortgage, if any; (i) leases, licenses, operating agreements and other agreements affecting the Common Elements; (j) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (k) encroachments, if any

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-32-402-013-0000, 17-32-402-014-0000, 017-32-402-015-0000  
Address(es) of Real Estate: 3500 S. Sangamon Street, #309, Chicago, Illinois 60609

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, easements, covenants, conditions, restrictions contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Dated this 22<sup>ND</sup> day of JUNE, 2004

Bridgeport 35, Inc.

By: Paul Dincin

Paul Dincin  
Vice Presiden

Attest \_\_\_\_\_

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$1,653.75

343331

06/25/2004 13:26 Batch 02228 47

PREMIER TITLE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

PAUL DINCIN, personally known to me to be the same person(s) whose name(s) 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22<sup>ND</sup> day of JUNE, 2004

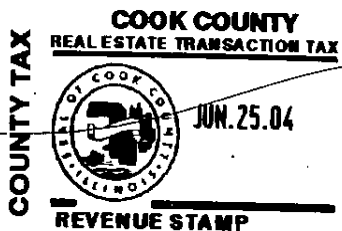
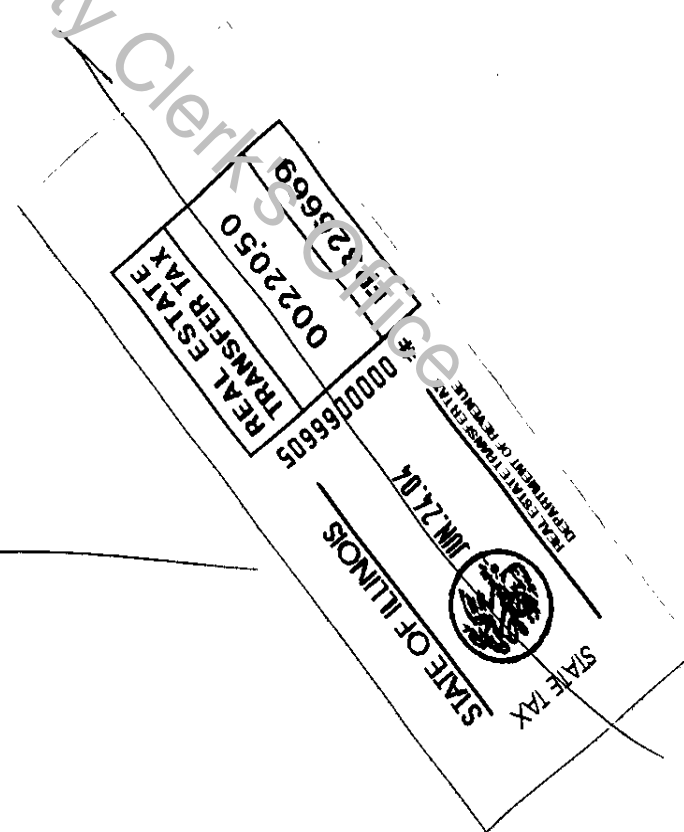


*[Signature]* (Notary Public)

**Prepared By:** Paul D. Dincin  
20 W. Hubbard Street, Suite 2W  
Chicago, Illinois 60610

**Mail To:** PHILIP K. GORDON  
3520 Morgan Building Partnership  
809 W. 35<sup>th</sup> ST  
CHICAGO, IL 60609

**Name & Address of Taxpayer:**  
3520 Morgan Building Partnership  
3520 S. MORGAN  
CHICAGO, IL 60609



REAL ESTATE TRANSFER TAX
0011025
FP326670

# 0000132813

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**EXHIBIT 'A'****Legal Description**

UNIT 309 AND PU-22 IN THE UNION LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 12, INCLUSIVE IN BLOCK 3 IN GAGE AND OTHERS SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0407127001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3500 SOUTH SANGAMON STREET, CHICAGO, ILLINOIS.

P.I.N.(s): 17-32-402-013

17-32-402-014

17-32-402-015

17-32-402-016

17-32-402-017

17-32-402-018

Property of Cook County Clerk's Office