

UNOFFICIAL COPY

2005-258-71011C



Doc#: 0420241149
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/20/2004 11:55 AM Pg: 1 of 3

WARRANTY DEED

3B

THE GRANTOR DES PLAINES AT VAN BUREN LLC, an Illinois Limited Liability Company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

Donald P. Kramer and Flordeliz S. Kramer, 4100 Walters Street, Northbrook, Illinois 60062, as husband and wife, not as joint tenants with right of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY, 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 Index No.: 17-16-118-003-0000, 17-16-118-004-0000, 17-16-118-005-0000, 17-16-118-006-0000

Address: 333 S. Desplaines Street, Unit 615, P1-12, P1-25, P1-26 & PD-8, Chicago, IL 60661

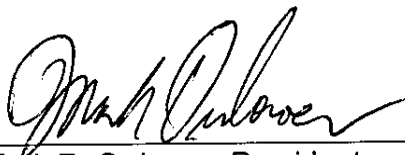
hereby releasing and waiving all rights under and by virtue of the homestead Exemption Laws of the State of Illinois.

No Tenant had any right of first refusal or option to purchase.

Dated: July 14, 2004

DES PLAINES AT VAN BUREN LLC

By: Ogden Partners, Inc., Manager

By: 
Mark R. Ordower, President

This Instrument prepared by: Mark Ordower, 333 S. Desplaines, #307, Chicago, IL 60661


M.G.R. TITLE

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

City of Chicago
Dept. of Revenue
345731
07/15/2004 15:25 Batch 02243 52



Real Estate
Transfer Stamp
\$3,720.00

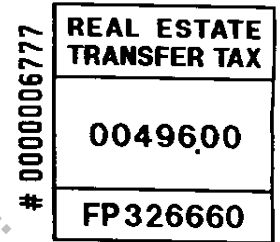
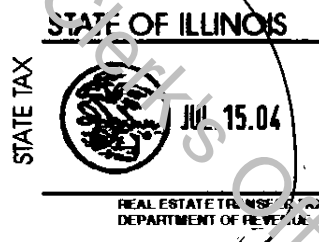
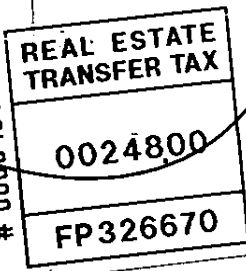
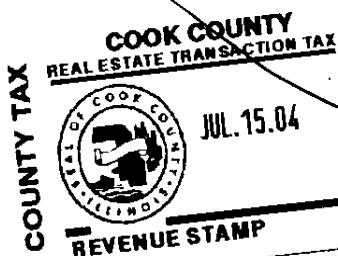
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark R. Ordower, personally known to me to be the President of Ogden Partners, Inc., Manager of Des Plaines at Van Buren LLC, an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of July, 2004.



Georgette Phillos

Notary Public



MAIL DEED TO:

J. STEFFENS
MANDEL, LIPTON & STEVENSON LIMITED
203 NORTH LaSALLE ST., SUITE 2210
CHICAGO, ILLINOIS 60601

SEND SUBSEQUENT TAX BILLS TO:

Donald P Kramer

4100 Walters Ave

Northbrook IL 60062-2919

UNOFFICIAL COPY

LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBERS **615, P1-12, P1-25, P1-26 & PD-8** TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 333 S. DESPLAINES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0329010168 AND AMENDED FROM TIME TO TIME, IN THE SUBDIVISION OF BLOCK 28 OF SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR FURTHER GRANTS TO GRANTEE A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING OF VEHICLES IN PARKING BAY SPACE PD-8 IN THE LOADING DOCK AREA ADJACENT TO THE CITY ALLEY AT THE REAR OF THE BUILDING CONTAINING UNIT 615 TO WHICH THIS EASEMENT IS APPURTENANT, AS SHOWN IN THE ATTACHED SITE PLAN. THIS EASEMENT MAY BE SOLD, ASSIGNED OR TRANSFERRED IN ACCORDANCE WITH THE PARKING BAY PURCHASE AGREEMENT BETWEEN GRANTOR AND GRANTEE AND/OR THE ABOVE MENTIONED CONDOMINIUM DECLARATION AND/OR THE OPERATING AGREEMENT AND DECLARATION FOR 333 S. DESPLAINES RECORDED AS DOCUMENT NUMBER 0329010167 AND USE OF SAID EASEMENT SHALL BE GOVERNED BY AND SUBJECT TO THE TERMS OF SAID INSTRUMENTS. GRANTOR AND GRANTEE AGREE THAT AN AMENDMENT TO SAID OPERATING AGREEMENT CONTAINING A MORE DETAILED SITE PLAN OR SURVEY OF THE EASEMENT AREA AND CLARIFYING AND CONFIRMING THE RIGHTS OF GRANTEE TO CONSTRUCT WALLS, DOORS AND/OR MECHANICAL DEVICES IN THE EASEMENT AREA SHALL BE RECORDED.

Commonly Known As: 333 S. Desplaines Street, Unit **615, P1-12, P1-25, P1-26 & PD-8**, Chicago, Illinois

Permanent Index Numbers: 17-16-118-003-0000
17-16-118-004-0000
17-16-118-005-0000
17-16-118-006-0000