

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, WINTHROP PROPERTIES, LLC, an Illinois limited liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:



Doc#: 0422446073
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/11/2004 09:11 AM Pg: 1 of 3

Lawyers Unit #03308 Case# 03-031870L

Jennifer Dupuis
the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

PIN: 17-17-212-002, 17-17-212-003, 17-17-212-004, 17-17-212-005,
17-17-212-006, 17-17-212-015

COMMON ADDRESS: 111 S Morgan, Unit 514, Chicago Illinois

SUBJECT TO: Covenants, conditions, easements and restrictions of record; public, private and utility easements; special taxes or assessments for improvements not yet completed; installments, if any, of any special tax or assessment for improvements heretofore completed; general real estate taxes for 2003 and subsequent years; zoning and building laws and ordinances; Declaration of Condominium; provisions of the Illinois Condominium Property Act; acts or omissions of Purchaser.

DATED: July 30, 2004

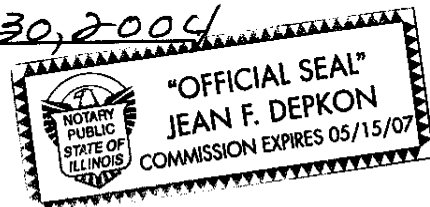
WINTHROP PROPERTIES, LLC

Robert D. Horner, Managing Member

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Robert D. Horner, being the managing member of Winthrop Properties, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act on behalf of the Company and with full Company authority, for the uses and purposes therein set forth.

Given under my hand and official seal, this July 30, 2004

Notary Public

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City of Chicago
 Dept. of Revenue
348070
 08/05/2004 14:00 Batch 02257 59



Real Estate
 Transfer Stamp
\$2,625.00

STATE TAX
 STATE OF ILLINOIS
 AUG. 5.04

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00350.00	FP326660
# 0000007897		

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 AUG. 5.04
 REVENUE STAMP

REAL ESTATE TRANSFER TAX	00175.00	FP326670
# 0000136562		

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Unit 514, and PU 170 in One One One Morgan Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 0030258832, as amended from time to time, in Duncan's Addition to Chicago in Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

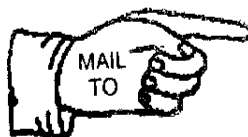
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, 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, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor hereby grants to grantee the exclusive use of limited common element storage locker number S85, as depicted in the condominium declaration recorded as document number 0030258832.

SEND SUBSEQUENT TAX BILLS TO:

Jennifer Dupuis
111 S. Morgan # 514
Chicago, IL 60607

WHEN RECORDED PLEASE MAIL TO:



Jeff Steffen
188 W. Randolph # 1020
Chicago, IL 60601

PREPARED BY: David H. Cutler, 5550 W Touhy Avenue, Ste 400, Skokie IL 60077