

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

FIRST AMERICAN

File # 868910

1 of 3

THE GRANTOR, ARTESIAN PARTNERS, L.P., an Illinois limited partnership, of the CITY of CHICAGO, COUNTY of COOK, STATE of ILLINOIS, for and in consideration of TEN and no/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CRP VIII, L.P., 303 West Madison Street, Suite 1800, Chicago, Illinois, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:



Doc#: 0423911133
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 08/26/2004 02:58 PM Pg: 1 of 3

SEE RIDER CONTAINING LEGAL DESCRIPTION & SUBJECT TO
ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF

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

PIN: 13-13-207-002
13-13-207-035, and
13-13-207-037

PROPERTY: UNIT 405, 4751 NORTH ARTESIAN AVENUE, CHICAGO, ILLINOIS 60625

DATED this 29TH day of July, 2004.

ARTESIAN PARTNERS, L. P.
BY: LINCOLN SQUARE DEVELOPMENT, LLC,
ITS GENERAL PARTNER

BY: 
SCOTT A. SINAR, MANAGER

3
J.H.

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STATE of ILLINOIS)
) SS
COUNTY of COOK)

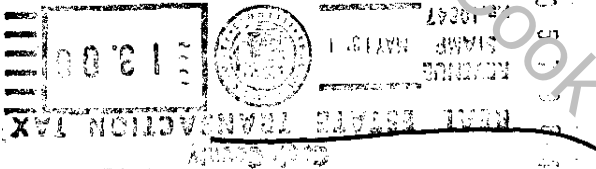
I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that SCOTT A. SINAR, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29TH day of JULY, 2004



[Handwritten Signature]

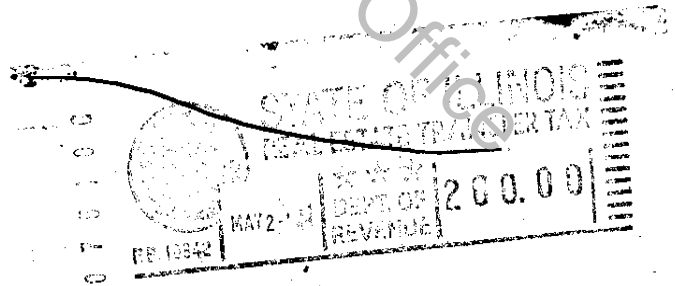
NOTARY PUBLIC



This Instrument was prepared by:
SARA L. MARTENS, ESQ.
SINAR KELDERMANS MILLER & FRIEDMAN, LLC
303 WEST MADISON STREET, STE 1800
CHICAGO, ILLINOIS 60606


Mail Subsequent Tax Bills to:
CRP VIII L.P.
303 WEST MADISON STREET, STE. 1800
CHICAGO, ILLINOIS 60606

After recording, please mail to:
SARA L. MARTENS, ESQ.
SINAR KELDERMANS MILLER & FRIEDMAN, LLC
303 WEST MADISON STREET, STE. 1800
CHICAGO, ILLINOIS 60606



CITY OF CHICAGO

CITY TAX



AUG. 18.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008998

REAL ESTATE TRANSFER TAX
0195000
FP 102812

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 405 and P-4/P-35
4751 NORTH ARTESIAN AVENUE
CHICAGO, ILLINOIS 60625

UNIT 405 AND UNIT P-4 /P-35 IN THE ARTESIAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHWESTERN ELEVATED RAILROAD RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09062835, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 ARE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE; SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; THE DECLARATION INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO; PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY THROUGH, OR UNDER BUYER; LIENS ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; AND TITLE EXCEPTIONS PERTAINING TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT THE TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THAT TIME BY USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED (COLLECTIVELY, THE "PERMITTED EXCEPTIONS").

PIN: 13-13-207-002,