

UNOFFICIAL COPY

WARRANTY DEED
(ILLINOIS)
(Limited Liability Company
to Individual)



Doc#: 0424442204
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/31/2004 11:02 AM Pg: 1 of 2

The Grantor, DYNAPROP XVIII: STATE STREET LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

SUZANNE PAWLICKI,
of 1947 W. Patterson, Chicago IL 60613,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Number:

17-21-414-006-0000

Address of Real Estate: 1910 S. STATE ST., UNIT 306
CHICAGO, ILLINOIS 60616

Dated this 20th day of August, 2004.

DYNAPROP XVIII: STATE STREET LLC

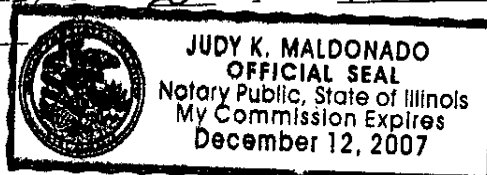
by: Patrick J. Turner
PATRICK J. TURNER,
PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, ITS MANAGER

State of Illinois, County of Cook)ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICK J. TURNER, PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, MANAGER OF DYNAPROP XVIII: STATE STREET 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, and as such President, as the free and voluntary act of said corporation, 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 20th day of AUGUST, 2004
Commission Expires 20

Judy K. Maldonado
NOTARY PUBLIC



This instrument was prepared by: Gael Morris, of Lawrence & Morris,
2835 N. Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO:
Thompson & Thompson
19 S La Salle Suite 302
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
S. Pawlicki
1910 S. State #306
Chicago, IL 60616

BOX 333-CT1

SLP

142

8176325

CT1

File

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LEGAL DESCRIPTION:

UNIT NO. 306 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record which do not affect Purchaser's use of the Condominium Unit as a condominium residence; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; and (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act").

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.

THERE WAS NO TENANT IN THE UNIT.

