

# UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (ILLINOIS)**  
**(Individual to Individual)**



**Doc#: 0424629098**  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 09/02/2004 09:05 AM Pg: 1 of 2

GRANTOR(S),  
GRAND WELLS DEVELOPMENT, LLC  
An Illinois limited liability company  
of the County of Cook, in the  
State of Illinois, for and in consideration of  
Ten Dollars (\$10.00) and other good  
and valuable consideration in  
hand paid, CONVEY(S) and WARRANT(S)  
to the grantee(s),

BRIAN CHRISTOPHER BIANCO  
7941 Apache Pl.  
Orland Park, IL 60452

(The Above Space For Recorder's Use)

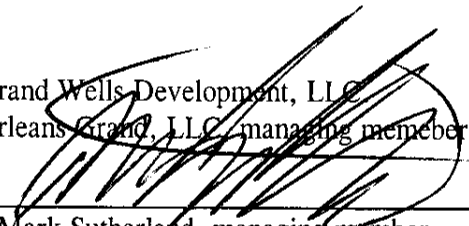
the following described real estate, situated in the County of Cook, in the State of Illinois, to  
wit:


See Legal Description attached hereto

PIN: 17-09-237-011; 17-09-237-012; 17-09-237-013; 17-09-237-014  
Address(es) of Real Estate: 200 W. Grand, Chicago, Illinois 60610

Dated this 22 day of July, 2004

Grand Wells Development, LLC  
Orleans Grand, LLC, managing member

  
Mark Sutherland, managing member

  
Alex Pearsall, managing member

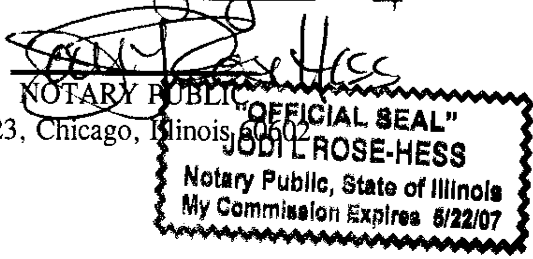
STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Mark Sutherland and Alex Pearsall, as managing members of Orleans  
Grand, LLC, the managing member of Grand Wells Development, 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 they signed, sealed and delivered the said  
instrument as their 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 notary seal, this 22 day of July, 2004.



Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois, 60602

BOX 333

CT7 8217231 PAKK AND NA ABS July 2

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## EXHIBIT A

### PARCEL 1:

UNIT NUMBERS 1602 AND P49 IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

*LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6, IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT, LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO. 0010327821; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.*

### PARCEL 2:

*EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834047*

There are no tenants in the building with the right of first of refusal.

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, aforesaid, 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 though the provisions of said Declaration were recited and stipulated at length herein.


This deed is subject to: Real estate taxes not yet due and payable and for subsequent years; The Declaration; Public and utility easements; Covenants, conditions, restrictions of record as to use and occupancy; Applicable zoning and building laws, ordinances and restrictions; Roads and highways, if any; Provisions of the Condominium Property Act of Illinois; Installments due after the date of closing of assessments established pursuant to the Declaration; and Acts done or suffered by the Purchaser.


PIN: 17-09-237-011; 17-09-237-012; 17-09-237-013; 17-09-237-014


ADDRESS OF PROPERTY: 200 W. GRAND, CHICAGO, ILLINOIS 60610

Mail to: 200 West Grand  
#1602  
Chicago, IL 60610

Send Subsequent Tax Bills To: Same

STATE OF ILLINOIS	
	AUG. 27. 04
STATE TAX	REAL ESTATE TRANSFER TAX
	0030900
	FP 102808
	# 0000076088
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO	
	AUG. 27. 04
CITY TAX	REAL ESTATE TRANSFER TAX
	0231750
	FP 102805
	# 000014878
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	AUG. 27. 04
COUNTY TAX	REAL ESTATE TRANSFER TAX
	0015450
	FP 102802
	# 0000076286
	REVENUE STAMP