

UNOFFICIAL COPY

WARRANTY DEED

203 4097 MTC SHANNY

THE GRANTOR, LIMITS RESIDENTIAL, LLC an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: J. Connor Kerr, 2026 N. Burling, #108, Chicago, IL 60614



Doc#: 0425141054 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 09/07/2004 09:45 AM Pg: 1 of 3

\_\_\_\_\_, 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 Real Estate Index Number (s):

~~14-08-304-088-0000~~ 14-28-304-076-0000 AND 14-28-304-077-0000

Address of Real Estate: 600 W. Drummond, Unit 401 /GU-27 /S-31 Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other project documents, including without limitation the Declaration Of Covenants, Conditions, Restrictions And Easements (Reciprocal Easement) and any other amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent this April 12, 2004.

LIMITS RESIDENTIAL, LLC an Illinois limited liability company BY: EDC LIMITS RESIDENTIAL, LLC a Delaware limited liability company ITS: Manager BY: EDC Management, Inc. an Illinois corporation ITS: Manager

BY: [Signature] Ronald B. Shipka, Jr., Its President

M.G.R. TITLE

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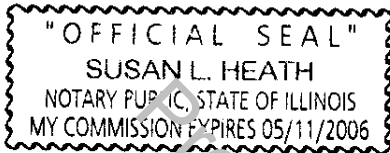
State of Illinois )

) ss

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., as an authorized signatory of Limits Residential, 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, for the uses and purpose therein set forth.

Given under my hand and official seal, this April 12, 2004.



*Susan L. Heath*  
\_\_\_\_\_  
Notary Public


This Instrument was prepared by:  
Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:  
Donald Lavin  
95 Revere Drive, Suite J  
Northbrook, IL 60062


Send subsequent tax bills to:  
J. Connor Kerr  
600 W. Drummond #401  
Chicago, IL 60614

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
351396 \$3,296.25  
09/03/2004 14:05 Batch 11857 60



STATE OF ILLINOIS  
STATE TAX  
 SEP.-3.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

0000009358  
REAL ESTATE TRANSFER TAX  
0043950  
# 0000000000  
FP326660

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
 SEP.-3.04  
REVENUE STAMP

0000139185  
REAL ESTATE TRANSFER TAX  
0021975  
# 0000139185  
FP326670

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## Legal Description

### PARCEL 1:

UNIT 401 AND PARKING SPACE GU-27 IN THE LINCOLN PARK COMMONS CONDOMINIUM TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING PART OF OUTLOT 1 AND PART OF LOT 42 IN LINCOLN PARK CLUB SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER S-34, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 0020099997.

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Commonly known as 600 W. Drummond, Chicago Illinois

PINS: 