

UNOFFICIAL COPY

2054798 (1) MTC-kld



Doc#: 0425741074  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/13/2004 10:07 AM Pg: 1 of 3

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 R.

Seymour Karlin and James Land, not as Tenants in Common, but as Joint Tenants with rights of survivorship, 315 Jennifer Lane, Roselle, IL

\_\_\_\_\_, 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):  
14-28-304-033-0000

Address of Real Estate: 600 W. Drummmond, PLACE  
Unit 412 /GU- 43 /S- 25  
Chicago, Illinois W-46 60614

(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 27, 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:   
Ronald B. Shipka, Jr., Its President

M.G.R. TITLE

State of Illinois

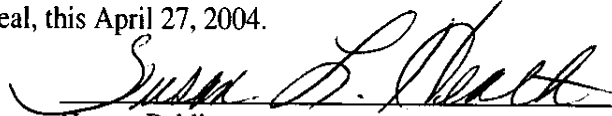
# UNOFFICIAL COPY

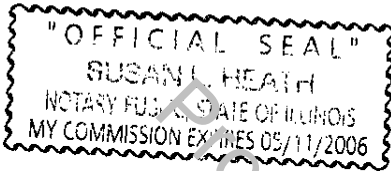
) ss

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 27, 2004.

  
Notary Public



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

Mail to:

Send subsequent tax bills to:

Peter Weil  
Peter N. Weil & Associates  
175 Olde Half Day Road #134  
Lincolnshire, IL 60069

Seymour Karlin and James Land  
600 W. Drummond, Unit 412  
Chicago, IL 60614

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
351679 \$5,118.75  
09/08/2004 14:04 Batch 11859 111



COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP.-8.04  
REVENUE STAMP



# 0000139462

REAL ESTATE  
TRANSFER TAX  
0034125  
FP326670

STATE TAX  
STATE OF ILLINOIS  
SEP.-8.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



# 0000009635

REAL ESTATE  
TRANSFER TAX  
0068250  
FP326660

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## Legal Description

### PARCEL 1:

UNIT 412 AND PARKING SPACE GU-43, GU-46 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-25, 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 0020099097.

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 60614

PINS: 14-17-304-033-0000

Property of Cook County Clerk's Office