

205387/16/04
MCO

UNOFFICIAL COPY
WARRANTY DEED



Doc#: 0425941084
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/15/2004 10:08 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:

Lesley ~~Lesley~~ Palmer, 2800 Lake Shore Drive, #1014, Chicago, Illinois 60657

_____, 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-~~0000-0076-0000~~
14-28-304-077-0000
Address of Real Estate: 600 W. Drummond,
Unit 301 /GU- 41 /S- 15
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 19, 2004.

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$3,285.00

09/14/2004 13:49 Batch 02279 33

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. Shulka, Jr., Its President

M.G.R. TITLE

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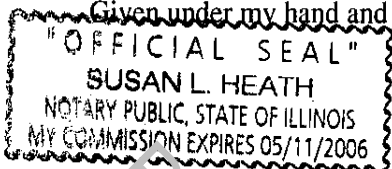
State of Illinois)

) 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 19, 2004.

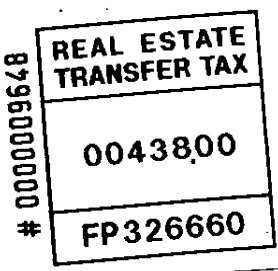
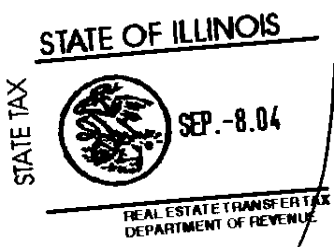
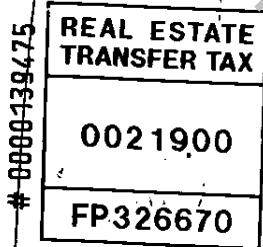
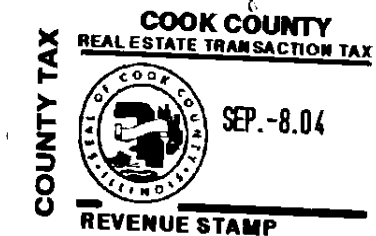


Susan L. Heath
Notary Public

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

Mail to:
Ted Korshak
5125 Weber Lane
Skokie, IL 60077

Send subsequent tax bills to:
Leslie Palmer
600 W. Drummond #301
Chicago, IL 60614



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:
 UNIT 301 AND PARKING SPACE GU-41 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 AS DOCUMENT 0315432142.

PARCEL 2:
 THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-15, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0315432142.

PARCEL 3:
 EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 0020099097..

PIN# 14-28-304-076-0000 (AFFECTS UNDERLYING LAND)
 14-28-304-077-0000

"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 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 HERESIN."