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12/01

This Document Prepared By:

Invsco Group, Ltd.
1212 N. LaSalle, Suite 100
Chicago, Illinois 60610



Doc#: 0426133004
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/17/2004 07:29 AM Pg: 1 of 3

Address of Real Estate:

111 East Chestnut Street
Unit 6E AND 6F
Chicago, Illinois 60611

MB

Doc 1

8217688

6Ren

CRF

WARRANTY DEED

The GRANTOR, **Chestnut Street Holdings, LLC**, a Delaware limited liability company, 505 North Lake Shore Drive, Suite 214, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Warrant to the GRANTEE, **Eliot B. Gersten and Emily Gersten**, having an address of **111 East Chestnut, Chicago, IL 60611** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) **6E AND 6F** IN THE 111 EAST CHESTNUT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 2*, 2A*, 2B, 2C, 2D, 2E, 2G, 2H*, 2I*, 2J*, 2K*, AND 2L*, IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08193114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY GRANT OF EASEMENTS PERTAINING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS RECORDED DECEMBER 22, 1994 AS DOCUMENT NUMBER 04074562 MADE BY LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBER 118065 OVER AND UPON PROPERTY DESCRIBED HEREIN.

P. I. N. #: 17-03-225-079-1350 (6E)
17-03-225-079-1351 (6F)

"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, 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 LAND 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."


"THE TENANT, IF ANY, OF UNIT(S) **6E** HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL."

6F

10/23/04

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CASE NO. 018
 330694
 PB. 10686

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
 SEP 16 '04
 DEPT. OF REVENUE
37.00

356833
 Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE STAMP
 SEP 16 '04
 P.B. 11427

18.50

★ 145731 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 SEP 16 '04
 P.B. 11193

277.50

Property of Cook County Clerk's Office

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Subject to: General real estate taxes not yet due and payable at the time of closing; special taxes or assessments for improvements not yet completed after the Contract Date; encroachments, if any; building line, use or occupancy restrictions, conditions or covenants of record; ^{applicable and binding} zoning laws or ordinances which ~~conform to the present usage of the Premises~~; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the 111 East Chestnut Garage Association (the "Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois (the "Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 3 day of August, 2004.

CHESTNUT STREET HOLDINGS, LLC,
Delaware limited liability company

BY: 111 East Chestnut Consultants, Inc.,
an Illinois corporation, its managing member

BY: Nicholas V. Gouletas (Seal)
NAME: Nicholas V. Gouletas
ITS: Vice-President

State of Illinois
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of 111 East Chestnut Consultants, Inc., being a member of Chestnut Street Holdings, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3 day of August, 2004.



Jory A. Spears
Notary Public

After recording, please mail to:

Leo G. Aubel
225 W. Washington #1700
Chicago, IL 60606

Please send subsequent tax bills to:

Eliot Berster
214 Main St.
Hartford, CT
06103