



04302352170

Doc#: 0430235217  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 10/28/2004 12:00 PM Pg: 1 of 5

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**

This document prepared by:

David A. Grossberg  
C/o MCL Companies  
455 E. Illinois St. #565  
Chicago, IL 60611

ABBS

1 of 1

LND

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**THE GRANTOR, DIVISION AND CROSBY, L.L.C.**, an Illinois limited liability company, 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(S) AND WARRANT(S)** to

*E. J. DUFF, HUSBAND and WIFE*  
Jemiah Duff and Paula ~~Watts~~ of 2130 Southwind Circle, Schaumburg, IL 60194,

*NOT A* ~~but~~ *but as TENANTS BY THE ENTIRETY*  
not in Tenancy in Common, ~~but~~ **JOINT TENANCY**, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof.**

**SUBJECT TO:**

Permanent Real Estate Index Number(s): a portion of 17-04-302-001/007, 17-04-302-009, 17-04-302-012/020, 17-04-302-022/028 and 17-04-309-010/012

Address of Real Estate: 671 W. Division Street, Unit 1A, Chicago, IL 60610

**Subject to the matters set forth on Exhibit B hereto.**

In Witness whereof, said Grantor has caused its name to be signed to these presents by Tamara Laber, Vice President of MCL Companies of Chicago, Inc., manager of DIVISION AND CROSBY, L.L.C., this 29th day of July, 2004.

DIVISION AND CROSBY, L.L.C.,  
an Illinois limited liability company

By: MCL Companies of Chicago, Inc.,  
an Illinois corporation, its Manager

By: Tamara M Laber  
Its: Vice President

5/9

Box 333

# UNOFFICIAL COPY

10704  
 CO. NO. 016  
 0 1 6 1 4  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 OCT 25 '04 DEPT. OF REVENUE 256.00  
 P.R. 10686

Property of Cook County Clerk's Office

Cook County  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 OCT 25 '04  
 P.R. 11427

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 OCT 25 '04  
 P.R. 11193  
 960.00

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 OCT 25 '04  
 P.R. 11193  
 960.00



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## EXHIBIT A

Parcel 1:

Unit 1A in the Old Town Village West Condominium as delineated on a survey of the following described real estate:

Certain lots in the Old Town Village West Subdivision, being a subdivision in the Southwest Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "E" to the Declaration of Condominium Recorded as Document Number 0326510031, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking for Unit 1A, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as Document Number 0326510031.

Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1 as created by the Common Easement Agreement, recorded as Document Number 0326132110.

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 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 through the provision of said Declaration were recited and stipulated at length herein.

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## EXHIBIT B

1. Real Estate Taxes not yet due and payable.
2. Right, title and interest of parties maintaining electrical utility poles along the north line and the northwesterly line of the land, as disclosed by survey prepared by Gremley & Biedermann, Inc., number 1002457, dated December 21, 2000.
3. Easement for ingress and egress for the benefit of Parcel 1 as created by the Common Easement Agreement, recorded as Document Number 0326132110, and the terms and provisions contained therein.
4. The Plat of Subdivision Recorded August 11, 2003 as Document Number 0322339046 includes a certification by the surveyor that the land is located within Flood Zone C on the Flood Insurance Rate Map, City of Chicago, Illinois, Community Panel No. 170074 0060 B, effective June 1, 1981.
5. Covenant, recorded July 15, 2002 as Document Number 0020770870 made by Division and Crosby, L.L.C., its successors and assigns, that the maintenance and repair of the common water and sewer lines constructed on the property from the point of connection to the sewer and water mains in the public way in order to provide water and sewer service to approximately 126 3 flat condominium units and 8 single family homes, etc.
6. Easement in favor of City of Chicago, Commonwealth Edison Company, Ameritech, People's Gas Light & Coke Company and Chicago Cable and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded August 11, 2003 as Document No. 0322339046.
7. Reservation contained in Ordinance recorded August 11, 2003 as Document No. 0322339044 for the benefit of Commonwealth Edison Company, their successors and or assigns, of an easement to operate, maintain construct, replace and renew over head poles, wires and association equipment, and related provisions.
8. Common Easement Agreement recorded on September 18, 2003 as Document Number 0326132110.
9. Declaration of Condominium recorded on September 22, 2002 as Document Number 0326510031, and as amended from time to time.
10. Covenants, conditions, restrictions, easements and disclosure documents of record.