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WARRANTY DEED



Doc#: 0433847238 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 12/03/2004 01:21 PM Pg: 1 of 3

Prepared By: Gregory A. Braun, Esu 217 North Jefferson 5th Floor Chicago, Illinois 60661 Return to after recording: Aldon W. Patt, Esq. 120 W. Madison Street, #1100 Chicago, IL 60602

23 GREEN, LLC, an Illinois irnited liability company, 1030 W. Chicago, Avenue, Ste. 300, Chicago, Illinois 60006 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, CONVEY(S) and WARRANT(S) to HENRY APFELBACH, 1625 Sheridan Road, Unit 302, Wilmette, IL 60091 ("Grantee") the following described real estate situated in the County of Cook in the State of Illinois, to wit: 0/6/4/5

See attached Exhibit "A"

SUBJECT TO:

See attached Exhibit "A"

Permanent Real Estate Index Numbers: 17-08-450-006-0000 and 17-08-450-507-0000 Address of Real Estate: 23 North Green, Unit 201, P-11 and S-5, Chicago, IL 60607

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its MEMBER this Aday of November, 2004

23 GREEN, LLC

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STATE OF ILLINOIS)
SS)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, JANET PROTAS, personally known to me in his capacity as Member of 23 GREEN, LLC, an Illinois limited liability company ("Company") and 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 severally acknowledged that as such an ner capacity as Member of the Company, signed and delivered that said instrument pursuant to the authority given by the Members of said Company, as her free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and order this seal this $\frac{19}{100}$ day of November, 2004

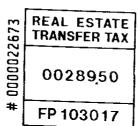
Notary Public

Commission expires: 8/8/06

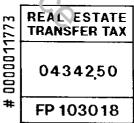
Name and Address of Taxpayer: Henry Apfelbach 23 N. Green Unit 201 Chicago, IL 60607



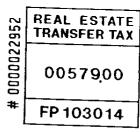












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EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY: 23 N. Green, Unit 201, Chicago, IL

PARCEL 1:

Unit 201 and P-11, Chicago, Illinois in the 23 ON GREEN CONDOMINIUMS as depicted on the plat of survey of the following described parcel of real estate:

THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH PANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLEVOIS.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded in the Office of The Recorder of Deeds of Cook County, Illinois, as Document Number 24323410 as amended from time to time, Together with its Undivided Percentage Interest in the Com nor Elements, in Cook County, Illinois.

Parcel 2:

The Exclusive right to use Storage Space S-5, a Limited Common Element as delineated on the survey attached to the declaration aforesa'd recorded as Document Number 0432834650.

Subject To: (1) real estate taxes not yet due and payable. (2) private, public and utility easements; (3) applicable zoning and building laws or ordinanc(s; (4) all rights, easements, restriction, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer (as hereinafter defined) commit to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, party wall rights, permits, easements and agreements or record which do not materially adversely affect the use of the Premises as a condominium residence, and (8) acts of Buyer.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's storessors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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."

There is no Tenant of Unit.

Permanent Index Nos.: 17-08-450-006-0000

17-08-450-007-0000