

# UNOFFICIAL COPY

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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:  
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Return to after recording:  
Aldon W. Patt, Esq.  
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**23 GREEN, LLC**, an Illinois limited liability company, 1030 W. Chicago, Avenue, Ste. 300, Chicago, Illinois 60606 ("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**, 1025 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:

See attached Exhibit "A"


SUBJECT TO: See attached Exhibit "A"

Permanent Real Estate Index Numbers: 17-08-450-006-0000 and 17-08-450-007-0000  
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 19<sup>th</sup> day of November, 2004

23 GREEN, LLC

By:

  
Janet Protas, Managing Member



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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, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 ~~043234100~~ amended from time to time, Together with its Undivided Percentage Interest in the Common 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 aforesaid recorded as Document Number 0432834100.

**Subject To:** (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (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 successors 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