

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

01041859/NAANT/55/1081

THE GRANTOR (Name and Address)
The Lancaster Development Group LLC
1 West Superior, Suite 200
Chicago, IL 60610



Doc#: 0435227133
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/17/2004 04:03 PM Pg: 1 of 3

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Jack Shniderman and Sharon R. Shniderman **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

201 N. Westshore Drive, Unit #704, Chicago, IL 60601 of the County of Cook, to wit:

UNIT 704 AND PARKING SPACE UNIT P. 119 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 29 IN THE LANCASTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19, 2004 AND RECORDED AS DOCUMENT NUMBER 0432427093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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; 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, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes for 2003 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) Lakeshore East Special Assessment District Tax under Warrant Number 62456; (d) easements, covenants, restrictions, agreements, conditions and building lines of record; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium recorded November 19, 2004 as document number 0432427093, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document number 0020732020, First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded March 7, 2003 as document number 0030322531, and Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded November 19, 2004 as document number 0432424091 including all further amendments and exhibits thereto; (i) applicable zoning and building laws and ordinances; and (j) plats of dedication and plats of subdivision and covenants thereon.

Near North National Title Corp

**222 North LaSalle Street
Chicago, Illinois 60601**

UNOFFICIAL COPY

Permanent Index Number(s) 17-10-400-015; 17-10-400-012, 17-10-401-013.

Address(es) of Real Estate: 201 N. Westshore Drive, Unit #704, Chicago, IL 60601

Dated November 29, 2004.

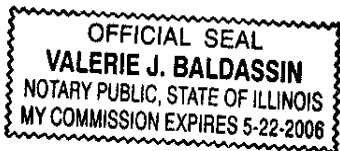
The Lancaster Development Group LLC

By: [Signature]
Its: Authorized Signatory

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that David Carlin, one of the authorized signers of The Lancaster Development Group LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of The Lancaster Development Group LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of The Lancaster Development Group LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 29th day of November, 2004.
Commission expires 5-22-2006.



Valerie J. Baldassin
Notary Public

This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:
STEVEN FRITZSHARDL
6504 N NW Hwy
CHICAGO, IL 60631

SEND SUBSEQUENT TAX BILLS TO:
JACK SHNIDERMAN
1680 PORTAGE PASS
DEERFIELD IL
60015

MAIL TO [Stamp]

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION


UNIT 704 AND PARKING SPACE UNIT P-119 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 29 IN THE LANCASTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19, 2004 AND RECORDED AS DOCUMENT NUMBER 0432427093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

STATE TAX

STATE OF ILLINOIS



DEC. 17.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000008370

REAL ESTATE TRANSFER TAX
0034350
FP326703

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



DEC. 17.04


REVENUE STAMP

0000006232

REAL ESTATE TRANSFER TAX
0017175
FP326657

CITY TAX

CITY OF CHICAGO



DEC. 17.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007912

REAL ESTATE TRANSFER TAX
0257625
FP326675