

# UNOFFICIAL COPY

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## WARRANTY DEED



Doc#: 0435647182  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/21/2004 12:54 PM Pg: 1 of 3

4348185

Prepared By:  
Gregory A. Braun, Esq.  
217 North Jefferson  
5<sup>th</sup> Floor  
Chicago, Illinois 60661

Return to after recording:

**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 **ROY APPUKUTTAN**, 923 Hickory Place, Addison, IL 60101 ("Grantee") the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit "A"

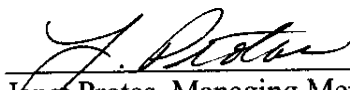
SUBJECT TO: See attached Exhibit "A"

Permanent Real Estate Index Numbers: 17-08-450-006-0000 and 17-08-450-007-0000  
Address of Real Estate: 23 North Green, Unit 303, P-21 and S-21, 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 13<sup>th</sup> day of December, 2004

23 GREEN, LLC

By:

  
Janet Protas, Managing Member

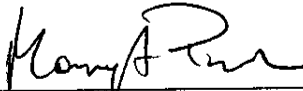
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STATE OF ILLINOIS     )  
  SS)  
COUNTY OF COOK     )

## ACKNOWLEDGMENT

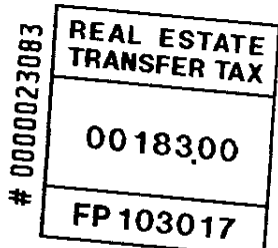
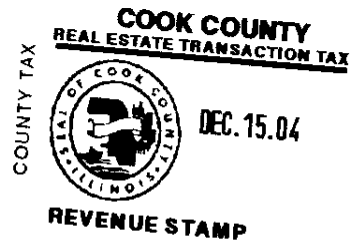
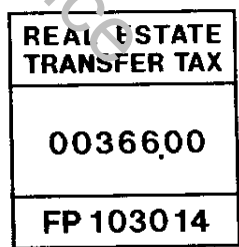
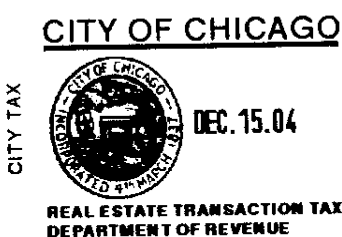
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, JANET PROTAS, personally known to me in his capacity as Member of 23 GREEN, LLC, an Illinois limited liability company ("Company") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such in her 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 under this seal this 13<sup>th</sup> day of December, 2004

  
\_\_\_\_\_  
Notary Public

Commission expires: 8/8/06

Name and Address of Taxpayer:  
Roy Appukuttan  
23 N. Green  
Unit 3033  
Chicago, IL 60607



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## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNITS 303 AND P-21 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 23 ON GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 04328234100 IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-21, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

**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 in the Unit.

Commonly known as: 23 N. Green, Unit 303, Chicago, IL 60607

Permanent Index Nos.: 17-08-450-006-0000  
17-08-450-007-0000