UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR. WINTHROP PROPERTIES, LLC, an Illinois limited liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:



Doc#: 0501046226

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 01/10/2005 01:03 PM Pg: 1 of 4

MORGAN STREET CAFE, LLC

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

17-17-212-002, 17-17-212-003, 17-17-212-004, 17-17-212-005, PIN:

17-17-212-006, 17-17-212-015

COMMON ADDRESS:

111 5 N'organ, Unit Cl, PU246, PU247, PU245, Chicago Illinois

SUBJECT TO: Covenants, conditions, gasements and restrictions of record; public, private and utility easements, special taxes or assessments for improvements not yet completed; installments, if any, of any special tax or assessment for improvements heretofore completed; general real estate taxes for 2003 and subsequent years; zoning and building laws and ordinances; Declaration of Condominium; provisions of the Illinois Condominium Property Act; Pit Clart's Office acts or omissions of Purchaser.

DATED: August 20, 2004

WINTHROP PROPERTIES, LLC

Robert D. Horner, Managing Member

State of Illinois

SS

County of Cook

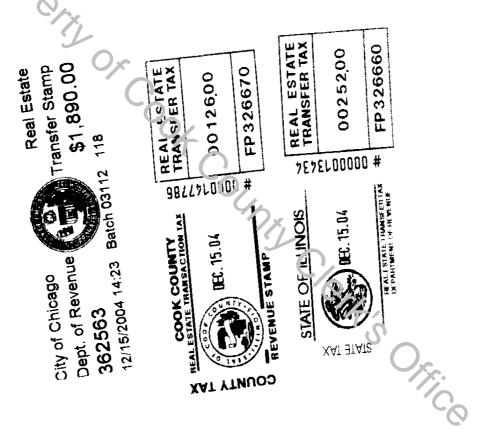
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Robert D. Horner, being the managing member of Winthrop Properties, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act on behalf of the Company and with full Company authority, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8/20/04



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LEGAL DESCRIPTION

Unit C1, and PU 246, PU 247, PU 245 in One One One Morgan Condominium, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 0030258832, as amended from time to time, in Duncan's Addition to Chicago in Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also nereby 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 property described therein. This deed is subject 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.

	sive use of limited common element storage locker e condominium declaration recorded as document
number 0030258832.	
	C
	045
SEND SUBSEQUENT TAX BILLS TO:	MONGAN STASET CAFE
	111 S MORGAN #CI
	CHICAGO IL
	0.0
WHEN RECORDED PLEASE MAIL TO:	DAVID COTER
	5550 W TOUM #400
	SKOKIE IL 6007)

PREPARED BY: David H. Cutler, 5550 W Touhy Avenue, Ste 400, Skokie IL 60077

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Property Address: 111 S. MORGAN, #C-1/PU 245-247

CHICAGO, IL 60607

PIN #: 17-17-212-002 17-17-212-003

17-17-212-00417-17-212-00517-17-212-00617-17-212-015

UNIT NUMBER C-1 AND PU 245, PU 246, and PU 247 IN 111 MORGAN CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030258832, AS AMENDED DUNCE.
OF THE

CONTINUE CLORES

OFFICE

OFFICE FROM TIME TO TIME, IN DUNCAN'S ADDITION TO CHICAGO, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.