

# UNOFFICIAL COPY



Doc#: 0501046226  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/10/2005 01:03 PM Pg: 1 of 4

## 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:

MORGAN STREET CAFE, LLC

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

### LEGAL DESCRIPTION ATTACHED

PIN: 17-17-212-002, 17-17-212-003, 17-17-212-004, 17-17-212-005,  
17-17-212-006, 17-17-212-015

COMMON ADDRESS: 111 S Morgan, Unit C1, PU246, PU247, PU245, Chicago Illinois

SUBJECT TO: Covenants, conditions, easements 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; 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

  
Notary Public

Lawyers Unit #03308 Case# 03-02487 GK MER

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Property of Cook County Assessor's Office

Real Estate  
Transfer Stamp  
\$1,890.00



City of Chicago  
Dept. of Revenue  
362563  
12/15/2004 14:23 Batch 03112 118

REAL ESTATE TRANSFER TAX
00126.00
FP326670

# 0000013434

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC. 15.04  
REVENUE STAMP



REAL ESTATE TRANSFER TAX
00252.00
FP326660

STATE OF ILLINOIS



STATE TAX

DEC. 15.04

REAL ESTATE TRANSACTION TAX  
BY PAYMENT OF REVENUE

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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 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 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.

Grantor hereby grants to grantee the exclusive use of limited common element storage locker number S \_\_\_\_\_, as depicted in the condominium declaration recorded as document number 0030258832.

SEND SUBSEQUENT TAX BILLS TO:

MORGAN STREET CAFE  
111 S MORGAN #C1  
CHICAGO IL

WHEN RECORDED PLEASE MAIL TO:

DAVID CUTLER  
5550 W TOUHY #400  
SKOKIE IL 60077

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
	17-17-212-004	17-17-212-005
	17-17-212-006	17-17-212-015

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 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.

Property of Cook County Clerk's Office