

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0503435063  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 02/03/2005 08:14 AM Pg: 1 of 2

### MAIL TO:

JOANNE F. FEHN  
Attorney at Law  
939 West Lake Street  
Chicago, IL 60607

### PREPARED BY:

JOANNE F. FEHN, ATTORNEY  
939 WEST LAKE STREET  
CHICAGO, IL 60607

### NAME & ADDRESS OF TAXPAYER:

Wayne R. McGuirt  
939 West Lake ST.  
CHICAGO, IL 60607

**THE GRANTOR, 5252 S DREXEL LLC**, an Illinois limited liability company authorized to do business in the State of Illinois whose address is 939 West Lake Street CHICAGO, IL, for and in consideration of (\$10.00) Ten Dollars sufficiency of which is hereby acknowledged together with other good and valuable considerations in hand paid does hereby **WARRANT, CONVEY AND REMISE TO THE GRANTEE: WAYNE R. MCGUIRT**; whose address is 351 W Dickens 1E Chicago, IL 60614, ALL Right Title and Interest in the following described real estate situated in Cook County, in the State of Illinois:  
**PIN 20-11-306-020-0000 (affects underlying)**

### PARCEL 1:

UNIT(s) **5252-3A** IN THE EAGLEBROOK CONDOMINIUM AS DELINEATED ON THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 1/2 OF LOTS 11 AND 12 IN GOODSSELL AND OTHERS RESUBDIVISION OF BLOCK 10 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0402939085 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

The Exclusive right to use of storage space(s) **S-15 and S-16** as limited common element as delineated on a survey attached to the declaration of condominium recorded as document number 0402939085.

**THIS IS NOT HOMESTEAD PROPERTY; AND SUBJECT TO THE FOLLOWING:** General Real Estate Taxes for the year 2004 and subsequent; Covenants Conditions and Restrictions of Record; Building lines and easements; Terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; Public and Utility easements including any easements established by or implied from the Declaration of Condominium or any amendment thereto; Party Wall rights and agreements; Limitations, conditions, provisions and covenants imposed by the Illinois Condominium Property Act; Installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium Ownership,

"Grantor also hereby grants to grantee, its successors and assigns, as rights and easements appurtenant to the property legally described herein, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserved 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."

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

BOX-334-077C

FBS

NO

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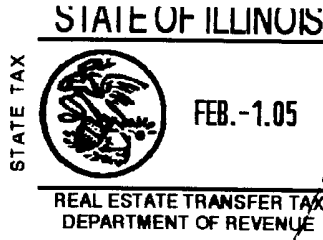
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# UNOFFICIAL COPY

THIS WARRANTY DEED IS DATED THIS 25 DAY OF January, 2005 BY:

GRANTOR:  
5252 S DREXEL LLC, AN ILLINOIS  
LIMITED LIABILITY COMPANY BY:

  
\_\_\_\_\_  
JOHN M.C. MUNSON, MANAGER



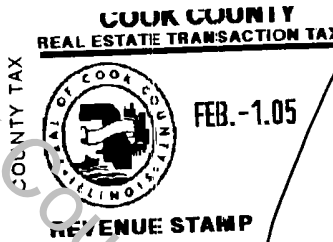
REAL ESTATE TRANSFER TAX
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FP 102808

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This Instrument was prepared By:

Joanne F. Fehn,  
Attorney at Law  
939 West Lake  
Chicago, IL 60607

STATE OF ILLINOIS }  
                                  }     ss.  
COUNTY OF COOK     }

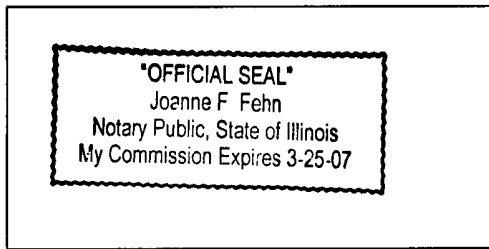


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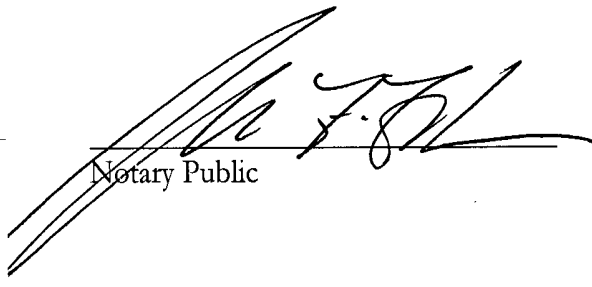
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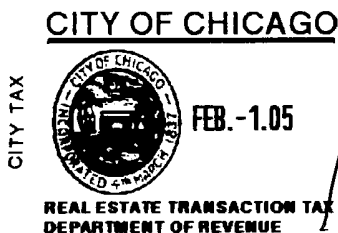
I, the undersigned, a Notary Public in and for said County, in said Aforesaid State, do hereby CERTIFY THAT, John M.C. Munson, manager of the 5252 S DREXEL LLC is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that he appeared before me this day in person, and ACKNOWLEDGED his signature, sealed and delivered the instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 25 DAY OF January, 2005 By:



IMPRESS SEAL HERE

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



# 0000000762

REAL ESTATE TRANSFER TAX
0166500
FP 102805