

UNOFFICIAL COPY

CORPORATE WARRANTY DEED STAR TOWER CONDOMINIUMS (Corporation to Individual)



Doc#: 0506811042
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/09/2005 08:50 AM Pg: 1 of 2

THIS DEED, made as of this 25th day of February,
2005 between 5400 S. HARPER, LLC, an Illinois limited liability
company, duly authorized to transact business in the State of Illinois,
having an address of 4355 North Ravenswood, Chicago, Illinois
60613 ("Grantor"), and ABIGAIL M. SALCH

("Grantee") WITNESSETH, that the Grantor, for an in consideration
of the sum of Ten Dollars (\$10.00) and other good and valuable
consideration in hand paid, the receipt whereof is hereby
acknowledged, by these presents conveys and warrants unto the
Grantee the following described Real Estate situated in the County
of Cook, State of Illinois, to wit:

Legal description rider attached and incorporated
herein by this reference.

Address of Real Estate/Unit Reference: 5400 S. Harper #1203
Chicago, IL 60615
Permanent Real Estate Index Number: 20-11-425-012-0000

Subject to taxes not yet due and payable and all easements, covenants and restrictions of record, public and utility
easements and the provisions of the attached rider.

IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above
written.

5400 S. HARPER, LLC, an Illinois
limited liability company

By: [Signature]
Ibrahim M. Shihadeh, Manager

This instrument was prepared by
J. Joseph Little, Esq.
One East Wacker Drive #2222
Chicago, Illinois 60601

Upon recording mail to:
James H. MILLER JR
641 W. Lake
#400
Chicago, IL, 60661

Send subsequent tax bills to:
Abigail Salch
5400 S. HARPER #1203
Chicago IL 60615

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid,
do hereby certify that Ibrahim M. Shihadeh, the Manager of 5400 S. HARPER, LLC, an Illinois limited liability
company, who is personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument
as the Manager pursuant to authority given by the Board of Directors of said limited liability company voluntary act
and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of February, 2005.

Commission Expires: 5-9-2008

[Signature]
Notary Public



Box 334

8253508 Number CMC 1013 no obs

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LEGAL DESCRIPTION RIDER

PARCEL 1:

UNIT NUMBER 1203, IN THE STAR TOWER CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 100 FEET OF LOT 1 IN BLOCK 41 IN HYDE PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416734054; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 1203 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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, AFORESAID, 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.

PROPERTY ADDRESS/UNIT REFERENCE: 5400 S. Harper, Unit # 1203
Chicago, Illinois 60615

PIN: 20-11-425-012-0000

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. -3.05

REVENUE STAMP


0000084119

REAL ESTATE TRANSFER TAX

0009250

FP 102802

STATE OF ILLINOIS



MAR. -3.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000083914


REAL ESTATE TRANSFER TAX

0018500

FP 102808

CITY TAX

CITY OF CHICAGO



MAR. -3.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001433

REAL ESTATE TRANSFER TAX

0138750

FP 102805