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WARRANTY DEED

MTC # 205 9902 1 of 3 (H)



THE GRANTOR, LIMITS RESIDENTIAL, LLC an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid,

Doc#: 0507041014
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/11/2005 09:56 AM Pg: 1 of 3

CONVEY AND WARRANT TO:
WILLIAM JAMES WARTINBEE III and DENISE ^{EV} ~~Frances~~ WARTINBEE, husband and wife of 1133 N. Dearborn Street, Unit 102 in Chicago, Illinois as
TENANTS BY THE ENTIRETY,

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
14-28-304-~~033-0000~~ 076-0000 & 14-28-304-077-0000 (FOR TAX YEAR 2003)
14-28-304-082-1023 & 14-28-304-082-1101 (FOR TAX YEAR 2004)
Address of Real Estate: 600 W. Drummmond,
Unit 404 /GU- 44 /S- 37
Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other project documents, including without limitation the Declaration Of Covenants, Conditions, Restrictions And Easements (Reciprocal Easement) and any other amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent this February 24, 2005.

LIMITS RESIDENTIAL, LLC
an Illinois limited liability company
BY: EDC LIMITS RESIDENTIAL, LLC
a Delaware limited liability company
ITS: Manager
BY: EDC Management, Inc.
an Illinois corporation
ITS: Manager

BY:
Ronald B. Shipka, Jr., Its President

M.G.R. TITLE

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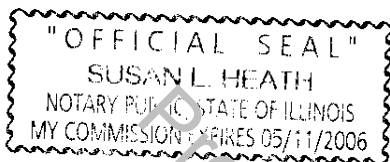
State of Illinois)

) ss

County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., as an authorized signatory of Limits Residential, LLC, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this February 24, 2005.



Susan L. Heath
Notary Public

This Instrument was prepared by:
Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:
Joseph G. Haffner
662 Waukegan Road
Glenview, IL 60025

Send subsequent tax bills to:
William & Denise Wartinbee
600 W. Drummond
Unit 404
Chicago, IL 60614

STATE TAX	STATE OF ILLINOIS	# 0000046843	REAL ESTATE TRANSFER TAX
	MAR. 10. 05		0049450
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	#	FP 326660

REAL ESTATE TRANSFER TAX	# 0000153779	FP 326670
0024725		

COOK COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAR. 10. 05

Real Estate
Transfer Stamp
\$3,708.75

City of Chicago
Dept. of Revenue
371119
03/10/2005 11:05 Batch 02284 4

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Legal Description

PARCEL 1: **PARKING SPACE**

UNIT 404 AND/GU-44 IN THE LINCOLN PARK COMMONS CONDOMINIUM TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING PART OF OUTLOT 1 AND PART OF LOT 42 IN LINCOLN PARK CLUB SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

PARCEL 2:

SPACE

THE EXCLUSIVE RIGHT TO USE STORAGE ~~LOCKER~~ S-37, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 0020099097

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Commonly known as 600 W. Drummond, Chicago Illinois

Cook County Clerk's Office