

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)
The Lancaster Development Group LLC
1 West Superior, Suite 200
Chicago, IL 60610



Doc#: 0507418088
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/15/2005 11:44 AM Pg: 1 of 3

2528, 221050107
a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Shabbir Karimi and Moiz Karimi, as joint tenants

201 N. Westshore Drive, Unit #1708, Chicago, IL 60601 of the County of Cook, to wit:

UNIT 1708 AND PARKING SPACE UNIT D-26 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 113 IN THE LANCASTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19, 2004 AND RECORDED AS DOCUMENT NUMBER 0432427093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the Grantee, its successors and assigns, as right 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 land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes for 2004 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) Lakeshore East Special Assessment District Tax under Warrant Number 62456; (d) easements, covenants, restrictions, agreements, conditions and building lines of record; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium recorded November 19, 2004 as document number 0432427093, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document number 0020732020, First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded March 7, 2003 as document number 0030322531, and Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded November 19, 2004 as document number 0432424091 including all further amendments and exhibits thereto; (i) applicable zoning and building laws and ordinances; and (j) plats of dedication and plats of subdivision and covenants thereon.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

UNOFFICIAL COPY

Permanent Index Number(s) 17-10-400-015; 17-10-401-012, 17-10-401-013.

Address(es) of Real Estate: 201 N. Westshore Drive, Unit #1708, Chicago, IL 60601

Dated March 4, 2005.

The Lancaster Development Group LLC

By: *[Signature]*

Its: Authorized Signatory

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that David Carlin, one of the authorized signers of The Lancaster Development Group LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of The Lancaster Development Group LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of The Lancaster Development Group LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 4th day of March, 2005.
Commission expires 5-22-2006.



Valerie Baldassin
Notary Public

This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

Atty GINT CERENAS
6436 S. PULASKI RD
CHICAGO IL 60629

SEND SUBSEQUENT TAX BELLS TO:

SHABIR KARIMI
201 N. WESTSHORE DR #1708
CHICAGO IL 60601



UNOFFICIAL COPY


EXHIBIT A


LEGAL DESCRIPTION


UNIT 1708 AND PARKING SPACE UNIT P-26 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 113 IN THE LANCASTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19, 2004 AND RECORDED AS DOCUMENT NUMBER 0432427093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

STATE TAX	STATE OF ILLINOIS	# 0000008988	REAL ESTATE TRANSFER TAX
	 MAR. 14.05		00488.50
	REAL ESTATE TRANSFER TAX IN PARTMENT OF REVENUE		FP326703

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000006848	REAL ESTATE TRANSFER TAX
	 MAR. 14.05		0024425
	REVENUE STAMP		FP326657

CITY TAX	CITY OF CHICAGO	# 0000008470	REAL ESTATE TRANSFER TAX
	 MAR. 14.05		03663.75
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP326675