

# UNOFFICIAL COPY



0509542172

## This Document Prepared By:

Invsco Group, Ltd.  
1212 N. LaSalle, Suite 100  
Chicago, Illinois 60610

Doc#: 0509542172  
Eugene "Gene" Moore Fee: \$46.00  
Cook County Recorder of Deeds  
Date: 04/05/2005 10:09 AM Pg: 1 of 2

## Address of Real Estate:

440 North Wabash  
Unit 4711  
Chicago, Illinois 60611

## WARRANTY DEED

The GRANTOR, 440 North Wabash, LLC, an Illinois limited liability company, 1212 North La Salle Street, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Warrant to the GRANTEE, **Frank Nitikman** having an address of **440 Wabash, #4711, Chicago, IL 60611** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) 4711, P-131 IN THE PLAZA 440 PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0501339142, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-186A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0501339142

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 89572741 AS AMENDED BY DOCUMENT 93070550, AND SUB-DECLARATION RECORDED AS DOCUMENT NUMBER 0501339141.

P. I. N. #: 17-10-127-014-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT 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, IT 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.

(A) THE TENANT, IF ANY, OF UNIT(S), **4711**, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

Box 334

181  
NO ABS  
L. Siwek, CTRC  
8228629

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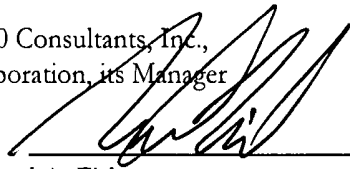
|   |              |                          |
|---|--------------|--------------------------|
| CITY OF CHICAGO                                   |              | REAL ESTATE TRANSFER TAX |
| CITY TAX  | APR. -4.05   | 0256125                  |
| REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000001889 | FP 102805                |

Subject to: General real estate taxes not yet due and payable at the time of closing; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the Plaza 440 Private Residences Condominium Association ("the Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois ("the Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 13th day of January, 2005

440 North Wabash, LLC,  
an Illinois limited liability company

BY: SEG Plaza 440 Consultants, Inc.,  
an Illinois corporation, its Manager

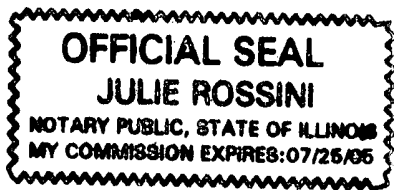


BY: \_\_\_\_\_ (Seal)  
NAME: Michael A. Fish  
ITS: Vice President

State of Illinois  
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael A. Fish of SEG Plaza 440 Consultants, Inc., being a member of 440 North Wabash, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of January, 2005.



Julie Rossini  
Notary Public

After recording, please mail to:

Franklin Nitikman  
227 W. Monroe St. Suite 4700  
Chicago, IL.  
60606-5096

Please send subsequent tax bills to:

Franklin Nitikman  
440 N. Wabash, Unit 4711  
Chicago, IL.  
60611

|               |              |                          |
|---------------|--------------|--------------------------|
| COOK COUNTY   |              | REAL ESTATE TRANSFER TAX |
| COUNTY TAX    | APR. -4.05   | 0017075                  |
| REVENUE STAMP | # 0000084879 | FP 102802                |

|  |              |                          |
|--|--------------|--------------------------|
| STATE OF ILLINOIS                              |              | REAL ESTATE TRANSFER TAX |
| STATE TAX                                      | APR. -4.05   | 0034150                  |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000084671 | FP 102808                |