

# UNOFFICIAL COPY

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Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/21/2005 07:39 AM Pg: 1 of 3

## WARRANTY DEED

611

Prepared By:  
Gregory A. Braun, Esq.  
217 North Jefferson  
5<sup>th</sup> Floor  
Chicago, Illinois 60661

Return to after recording:  
Howard Ankin, Esq.  
200 N. LaSalle Street  
Ste. 1810  
Chicago, IL 60601

**23 GREEN, LLC**, an Illinois limited liability company, 1030 W. Chicago, Avenue, Ste. 300, Chicago, Illinois 60606 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, CONVEY(S) and WARRANT(S) to **JAMES RABINOWITZ**, 850 W. Adams Street, Unit 2F, Chicago, IL 60661 ("Grantee") the following described real estate situated in the County of Cook in the State of Illinois, to wit:

\*and DARCEE RABINOWITZ, HUSBAND AND WIFE NOT AS JOINT TENANTS, NOT AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY  
See attached Exhibit "A"

SUBJECT TO: See attached Exhibit "A"

Permanent Real Estate Index Numbers: 17-08-450-006-0000 and 17-08-450-007-0000  
Address of Real Estate: 23 North Green, Unit 504, P-16, P-17 and S-13, S-16, Chicago, IL 60607

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its MEMBER this 18 day of April, 2005

23 GREEN, LLC

By:

Janet Protas, Managing Member

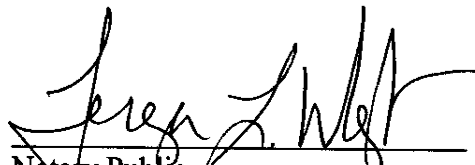
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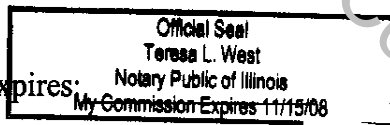
STATE OF ILLINOIS    )  
                                  SS)  
COUNTY OF COOK     )

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, JANET PROTAS, personally known to me in his capacity as Member of 23 GREEN, LLC, an Illinois limited liability company ("Company") and 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 severally acknowledged that as such in her capacity as Member of the Company, signed and delivered that said instrument pursuant to the authority given by the Members of said Company, as her free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

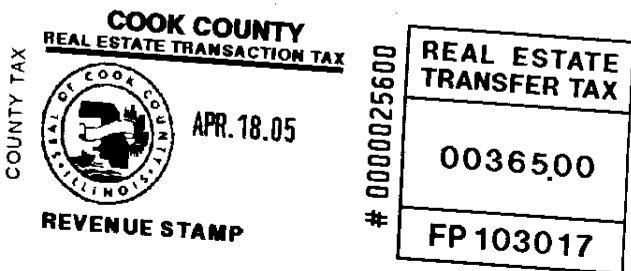
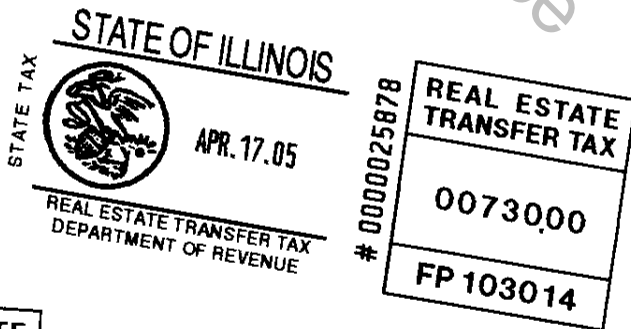
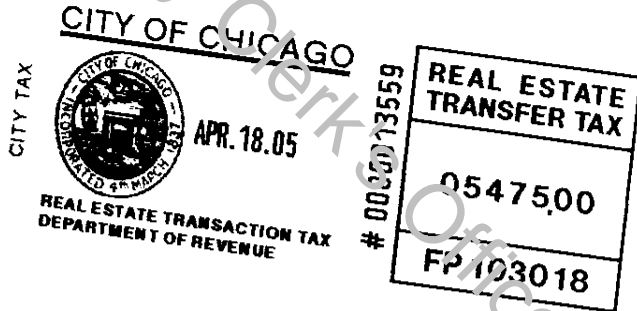
Given under my hand and under this seal this 8<sup>th</sup> day of April, 2005

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



Commission expires:

Name and Address of Taxpayer:  
James Robinowitz  
23 N. Green Street  
Unit 504  
Chicago, IL 60607



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## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNITS 504, P-16 AND P-17 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 23 ON GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 04328234100 IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-15 AND S-16, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

**Subject To:** (i) general real estate taxes not yet due and payable; (ii) covenants, conditions and restrictions of record that do not interfere with Purchaser's use of the Unit as a residential condominium and parking space; (iii) public and utility easements or interfere with the use of the Unit as a residential condominium; (iv) zoning and building laws and ordinances not violated by Unit or Building; (v) roads and highways, if any; (vi) the Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions Covenants and By-laws for the 23 on Green Condominium Association (the "Declaration"); (viii) the Operating Agreement (defined herein); (ix) such other matters as to which the title insurer commits Purchaser against loss or damage; (x) encroachments, which do not effect the use of the Unit as a residence and (xi) acts of the Purchaser. Seller shall pay the stamp tax required under the Real Estate Transfer Tax Act of the State of Illinois and Cook County, and Purchaser shall pay the local real estate transfer tax imposed by the City of Chicago.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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."

There is no Tenant in the Unit.

Commonly known as: 23 N. Green, Unit 504, Chicago, IL 60607

Permanent Index Nos.: 17-08-450-006-0000  
17-08-450-007-0000