



05125421650

## WARRANTY DEED

Statutory (ILLINOIS)

Doc#: 0512542165

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 05/05/2005 10:35 AM Pg: 1 of 3

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

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 Sean M. Finnegan and Melody E. Finnegan, husband and wife *as tenants by the entirety, and not as tenants in common*:

201 N. Westshore Drive, Unit #401 Chicago, IL 60601 of the County of Cook, to wit:

UNIT 401 AND PARKING SPACE UNIT P-95 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 8 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 rights 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

01041838 104486

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D

# 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 #401, Chicago, IL 60601

Dated April 29, 2005.

The Lancaster Development Group LLC

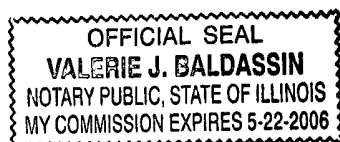
By: 

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 Joel Carlins, 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 29<sup>th</sup> day of April, 2005.  
Commission expires 5-22-2006.



Valerie J. Baldassin  
Notary Public

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

SEND RECORDED DOCUMENTS TO:

Sean Finnegan  
201 W. WestShore, 401  
Chicago, IL 60601

SEND SUBSEQUENT TAX PILLS TO:

Sean Finnegan  
201 W. WestShore, 401  
Chicago, IL 60601



# UNOFFICIAL COPY


EXHIBIT A


## LEGAL DESCRIPTION


UNIT 401 AND PARKING SPACE UNIT P-95 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 8 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 OF ILLINOIS		# 0008009229					
STATE TAX	 MAY.-4.05 <small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>						
<table border="1"> <tr> <td colspan="2">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td colspan="2">0071500</td> </tr> <tr> <td colspan="2">FP326703</td> </tr> </table>			REAL ESTATE TRANSFER TAX		0071500		FP326703
REAL ESTATE TRANSFER TAX							
0071500							
FP326703							

COOK COUNTY		# 0000007337					
COUNTY TAX	 MAY.-4.05 <small>REAL ESTATE TRANSACTION TAX REVENUE STAMP</small>						
<table border="1"> <tr> <td colspan="2">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td colspan="2">0035750</td> </tr> <tr> <td colspan="2">FP326657</td> </tr> </table>			REAL ESTATE TRANSFER TAX		0035750		FP326657
REAL ESTATE TRANSFER TAX							
0035750							
FP326657							

CITY OF CHICAGO		# 0000008647					
CITY TAX	 MAY.-4.05 <small>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</small>						
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