

# UNOFFICIAL COPY



Doc#: 0513020198  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/10/2005 03:41 PM Pg: 1 of 3

## WARRANTY DEED

Statutory (ILLINOIS)

01050577 / MONT / SS / 1062  
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 Kirk Saban

201 N. Westshore Drive, Unit #2604, Chicago, IL 60601 of the County of Cook, to wit:

UNIT 2604 AND PARKING SPACE UNIT P-225 AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED 181 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

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Permanent Index Number(s) 17-10-400-015; 17-10-401-012, 17-10-401-013. *(affects underlying property)*  
Address(es) of Real Estate: 201 N. Westshore Drive, Unit #2604, Chicago, IL 60601

Dated May 4, 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 DAVID J. 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 4<sup>th</sup> day of May, 2005.  
Commission expires ~~5-22-2006~~ 6-6-2006



Linda K. Peters  
Notary Public

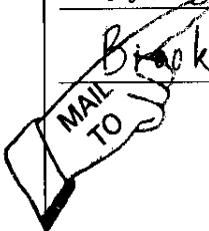
This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

Rathleen L. McCabe  
8827 W. Ogden  
Brookfield, IL 60513

SEND SUBSEQUENT TAX BILLS TO:

Rick Saban  
201 N. Westshore Dr.  
Unit 2604  
Chicago, IL 60601



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## EXHIBIT A

Unit ~~104~~ and Parking Space Unit ~~225~~ in The Lancaster Condominium as delineated on a Survey of the following described parcel of real estate:

Lot 11 in LakeshoreEast 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 recorded November 19, 2004 as document number 0432427093, as amended from time to time, together with their undivided percentage interest in the Common Elements.

PIN: 17-10-400-015-0000,17-10-401-012-0000,17-10-401-013-0000


The mortgage of the subject unit should contain the following language:

The mortgagor also hereby grants to the mortgagee, 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.

This mortgage is subject to all rights, easements and covenants, provisions, and reservation contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

STATE TAX

STATE OF ILLINOIS



MAY. 10.05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000009256

REAL ESTATE TRANSFER TAX
00366.00
FP326703

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY. -5.05


REVENUE STAMP

# 0000007119

REAL ESTATE TRANSFER TAX
00183.00
FP326657

CITY TAX

CITY OF CHICAGO



MAY. -5.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000008673

REAL ESTATE TRANSFER TAX
02745.00
FP326675