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0514441019D

9
WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

Doc#: 0514441019
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/24/2005 10:18 AM Pg: 1 of 3

2062092mtcjkenny

THE GRANTOR, ADAMS AND RACINE, L.L.C., a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Grace Paik

of San Francisco, California,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 1008 & P-87
1201 WEST ADAMS STREET
CHICAGO, ILLINOIS 60607

Permanent Real Estate Index Numbers: 17-17-113-116-1079 & 17-17-113-116-1165

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereo affixed, and has caused its name to be signed to these presents by its Manager this 20th day of May, 2005.

City of Chicago
Dept. of Revenue
381011

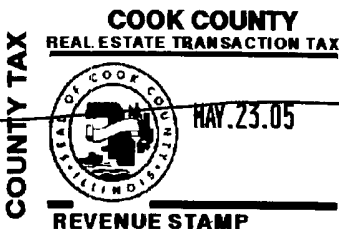


Real Estate
Transfer Stamp
~~\$3,225.00~~

ADAMS AND RACINE, L.L.C.,
an Illinois Limited Liability Company
BY: SENCO PROPERTIES, INC., Manager

05/23/2005 14:59 Batch 03119 124

BY: [Signature]
William Senne, President



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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 0021500 |
| FP326670 |

M.G.R. TITLE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

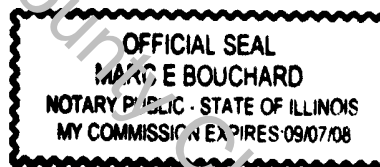
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIAM SENNE, President of SENCO PROPERTIES, INC., personally known to me to be the Manager of ADAMS AND RACINE, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his 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 official seal, this 20th day of May, 2005.


 NOTARY PUBLIC

Prepared By:


Steven E. Moltz
 JOSEPH D. PALMISANO, P.C.
 79 West Monroe, Suite 826
 Chicago, Illinois 60603

*Mail To:*

Gregory A. Braun
 TERRAPIN LAW GROUP
 217 N. Jefferson, Fifth Floor
 Chicago, Illinois 60661

Name and Address of Taxpayer:

Grace Paik
 1201 W. Adams Street
 Unit 1008
 Chicago, Illinois 60607

| | | | |
|-----------|---|--------------|--------------------------|
| STATE TAX | STATE OF ILLINOIS | # 0000079986 | REAL ESTATE TRANSFER TAX |
| |  MAY. 23. 05 | | 0043000 |
| | REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | | FP326669 |

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LEGAL DESCRIPTION

UNIT(S) 1008 + P-87 IN THE PROMENADE CONDOMINIUM, AS
 DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL
 ESTATE:

LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES
 AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEE'S
 SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF
 SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS
 ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS
 DOCUMENT 0020240583 TOGETHER WITH AN UNDIVIDED
 PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 1201 W. ADAMS ST., UNIT(S) 1008 & P-87, CHICAGO, IL 60607
 P.I.N: 17-17-113-116-1079
17-17-113-116-1165

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE
 TIME OF CLOSING; (2) THE DECLARATION OF CONDOMINIUM RECORDED
March 1, 2002, AS DOCUMENT NUMBER 0020240583

INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH
 THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT
 LENGTH HEREIN; (3) APPLICABLE ZONING AND BUILDING LAWS AND
 ORDINANCES; (4) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE
 CLAIMING BY, THROUGH OR UNDER PURCHASER; (5) UTILITY EASEMENTS, IF
 ANY, WHETHER RECORDED OR UNRECORDED, (6) COVENANTS, CONDITIONS,
 RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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, AND GRANTOR
 RESERVES TO ITSELF, ITS 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.