



Doc#: 0534642108 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2005 10:49 AM Pg: 1 of 3

WARRANTY DEED
STATUTORY

The Grantor 2425 Office Condominium, LLC, an Illinois limited liability company for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, Conveys and Warrants to Dino Costeas, of 2107 West Ohio, Chicago, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 2S IN THE 2425 OFFICE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED ESTATE:

THOSE PARTS OF LOTS 11, 12 AND 13 IN ANNA PRICE'S RESUBDIVISION OF LOTS 20 TO 28, IN DESTABLES RESUBDIVISION OF PART OF LOT 9 AND THE NORTH PART OF LOT 1 IN OGDEN'S RESUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE OF CHICAGO AND ST. CHARLES AIR LINE RAILROAD DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 11, WHICH IS 8/10TH OF A FOOT WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH IN A LINE WHICH INTERSECTS THE SOUTH LINE OF SAID LOT 11, AT A POINT 1.5 FEET WEST OF THE SOUTHEAST CORNER OF LOT 11, FOR A DISTANCE OF 120.44 FEET; THENCE WEST FOR A DISTANCE OF 68.61 FEET TO A POINT IN A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 14 IN ANNA PRICE'S RESUBDIVISION AFORESAID; THENCE NORTH IN SAID PARALLEL LINE, FOR A DISTANCE OF 120.76 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 13; THENCE EAST ON THE NORTH LINE OF SAID LOTS FOR A DISTANCE OF 69.20 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO

THAT PART OF LOTS 11, 12, 13 AND 14 TAKEN AS A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS, 30.0 FEET; THENCE SOUTH ON A LINE 30.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 14, FOR A DISTANCE OF 120.76 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 14, FOR A DISTANCE OF 120.76 FEET; THENCE EAST TO A POINT WHICH IS 0.69 FEET WEST OF THE EAST LINE OF SAID LOT 11, AND 120.44 FEET SOUTH OF THE NORTH LINE OF SAID LOT (AS MEASURED PARALLEL WITH SAID EAST LINE); THENCE SOUTH TO A POINT ON THE SOUTH LINE OF SAID LOT 11, 0.59 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

OT 1 82977463 LAD BKNDABS 1071

max 334

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THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING, ALL IN ANNA PRICE'S RESUBDIVISION OF LOTS 20 TO 28, INCLUSIVE, IN DESTABLES' RESUBDIVISION OF PART OF LOT 9 AND NORTH PART OF LOT 1 OF OGDEN'S FIRST SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE LINE OF THE CHICAGO ST. CHARLES AIR LINE RAILROAD, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0529745091 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT OF THE USE OF PARKING SPACE P3, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0529745091.

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, AFORESAID, 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.

(A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM OR (D) NO TENANT OCCUPIED THE UNIT DURING THE 180 DAY PERIOD IMMEDIATELY PRECEDING THE RECORDING OF THE DECLARATION AFORESAID

Subject to general taxes for the year 2005 and subsequent years and covenants, conditions, restrictions and easements of record hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

P.I.N: 16-24-220-030-0000 & 16-24-220-031-0000

Address: 2419 West 14th Street-Unit 1S, Chicago, Illinois 60608

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its member this 23 day of Nov, 2005.

2425 OFFICE CONDOMINIUM, LLC, an Illinois limited liability company

By: 
A Member

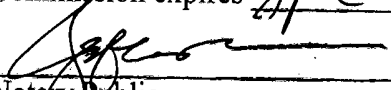
State of Illinois

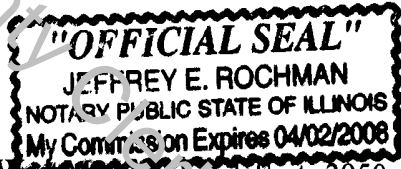
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey Rochman personally known to me to be a member of 2425 Office Condominium, LLC, an Illinois limited liability 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 acknowledged as such member he signed and delivered the said instrument as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of Nov, 2005

Commission expires April 2, 2008

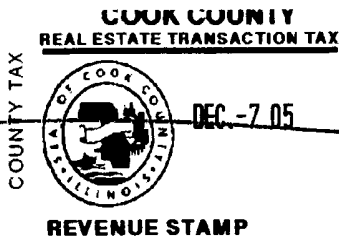

Notary Public



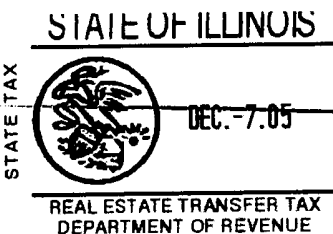
This instrument was prepared by Jeffrey E. Rochman, 55 West Monroe Street, Suite 3950, Chicago, Illinois 60603

Mail to: Michael A. Durlacher 2 N. La Salle #1776 CHICAGO

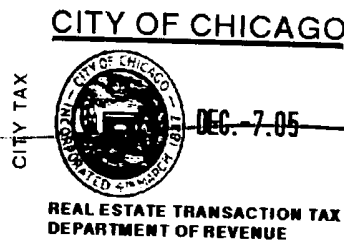
Send subsequent tax bills to: D. COSTEAS, 2419 W 14th St. #2S CHICAGO IL 60608



REAL ESTATE TRANSFER TAX
0015700
FP 102802



REAL ESTATE TRANSFER TAX
0031400
FP 102808



REAL ESTATE TRANSFER TAX
0235500
FP 102805