

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)



Doc#: 0534745092 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/13/2005 01:34 PM Pg: 1 of 3

THE GRANTOR (Name and Address)
Magellan Development Group LLC
303 East Wacker, Suite 2700
Chicago, IL 60601

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 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 **Lancaster Development Group, LLC**, 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, the following described property:

PARKING SPACE UNIT P-100 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 0030301015, 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, all 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 2005 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.

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

12/13/05
Date
[Signature]
Buyer, Seller or Representative

02040193 UK (061)



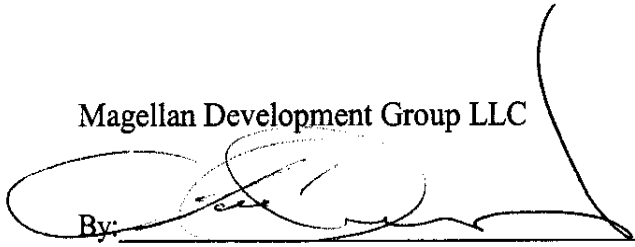
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Permanent Index Number: 17-10-400-024

Address(es) of Real Estate: 201 N. Westshore Drive, Unit #P-100, Chicago, IL 60601

Dated December 12 2005.

Magellan Development Group LLC

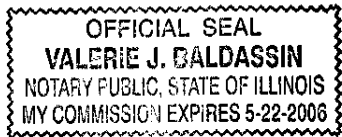


By: _____
Its: Authorized Signatory

STATE OF ILLINOIS
COUNTY OF COOK

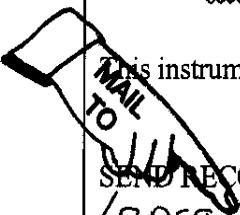
I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Joel Carlin, one of the authorized signers of Magellan Development Group LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of Magellan 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 Magellan Development Group LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 12th day of December, 2005.
Commission expires 5-22-2006.



Valerie J. Baldassin
Notary Public

This instrument was prepared by: Ginger R. Wiley, 1 West Superior, Suite 200, Chicago, IL 60610



SEND RECORDED DOCUMENTS TO:
Lancaster Dev. Group LLC
303 E Wacker #2750
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:
SAME

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/13, 2008

Signature: _____

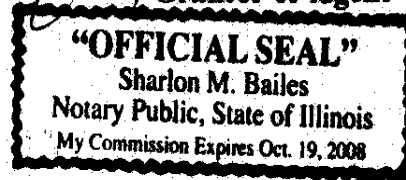
Lucas Kmiec, agent
Grantor or Agent

Subscribed and sworn to before me

By the said Lucas Kmiec

This 13 day of July, 2008

Notary Public Sharon M Bailes



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 12/13, 2008

Signature: _____

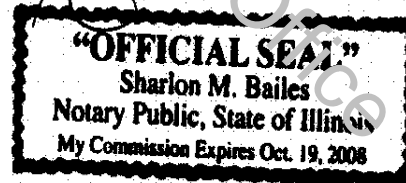
Lucas Kmiec, agent
Grantee or Agent

Subscribed and sworn to before me

By the said Lucas Kmiec

This 13 day of July, 2008

Notary Public Sharon M Bailes



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)