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Doc#: 0601153053 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2006 11:44 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

Prepared By:
Gregory A. Braun, Esq.
217 North Jefferson
5th Floor
Chicago, Illinois 60661

Return to after recording:
Steven Zaris, Esq.
McCarthy Duffy
180 North LaSalle Street, #1400
Chicago, IL 60601-2602

23 GREEN, LLC, an Illinois limited liability company, 1030 W. Chicago, Avenue, Ste. 300, Chicago, Illinois 60606 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, does GRANTS, BARGAINS, SELLS AND CONVEYS to **MADISON GREEN, LLC**, an Illinois limited liability company, 19 N. Green Street, Chicago, IL 60607 ("Grantee") the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description as Exhibit "A"

SUBJECT TO: See attached Exhibit "B"

Permanent Real Estate Index Numbers: ~~17-08-450-006-0000 (partial) and 17-05-450-007-0000 (partial)~~ 17-08-450-026-0000, 17-08-450-027-1043, 17-08-450-027-1044, 17-08-450-027-1045

Address of Real Estate: 19 North Green, P-24, P-25 and P-26, Chicago, IL 60607

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its MEMBER this 22 day of December, 2005

23 GREEN, LLC

By: 
Janet Protas, Managing Member

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STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

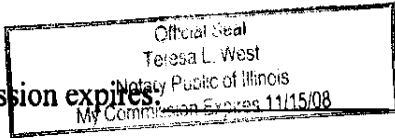
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, JANET PROTAS, personally known to me in his capacity as Member of 23 GREEN, LLC, an Illinois limited liability company ("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 severally acknowledged that as such in her capacity as Member of the Company, signed and delivered that said instrument pursuant to the authority given by the Members of said Company, as her 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 under this seal this 22nd day of December, 2005

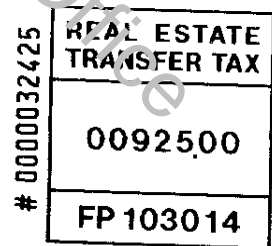
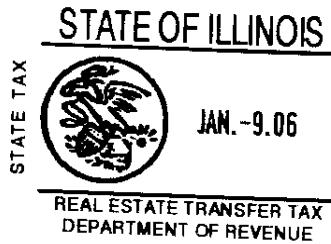
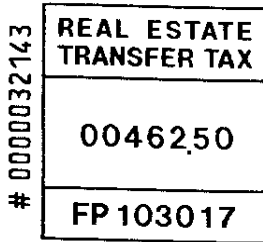
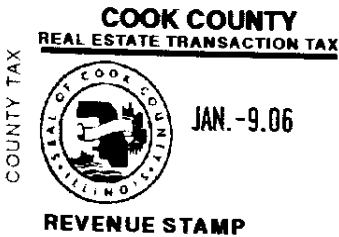
Teresa L. West

Notary Public



Commission expires:

Name and Address of Taxpayer:
Madison Green, LLC
19 N. Madison
Chicago, IL 60607



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EXHIBIT "B"

Subject To: (1) General real estate taxes for the year 2005; (2) Encroachments of the building located mainly on the land onto the property west and adjoining by approximately 0.10 and 0.19 feet, and on the property north and adjoining by approximately 1.10 feet, as disclosed by prior title evidence; (3) Covenant recorded September 28, 2004 as Document No. 0427232086 relating to that the maintenance and repair of the common lines located anywhere on the property from the point of connection to the sewer main in the public street shall be the responsibility of the owners of the 23 on Green Condominiums and not the responsibility of the City of Chicago; (4) Terms, provisions, covenants, restrictions and options contained in and rights and easements established by the Declaration of Condominium recorded as Document No. 0432834100 and amended by the First Amendment recorded as Document No. 0436503119 and Second Amendment recorded as Document No. 0504127080; (5) Declaration of covenants, conditions, restriction and reciprocal easements (but omitting any such covenants or restrictions based on race, color, religion, sex, handicap, familial; status or national origin, if any) contained in the document recorded as No. 0432834101. (6) Terms, provisions and conditions relating to the easement described as Parcel 2 contained in the instrument creating such easement; (7) Rights of the adjoining owner and owners to the concurrent use of the easement described as Parcel 2 and (8) provisions of the Act.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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."

There is no Tenant in the Unit.

Commonly known as: 19 N. Green, P-24, P-25 and P-26, Chicago, IL 60607

Permanent Index Nos.: 17-08-450-006-0000 (partial)
17-08-450-007-0000 (partial)

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ORDER NO.: 1301 - 004362845
 ESCROW NO.: 1301 - 004362845

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STREET ADDRESS: 19 NORTH GREEN STREET P-24, P-25, P-26
CITY: CHICAGO **ZIP CODE:** 60607 **COUNTY:** COOK
TAX NUMBER: 17-08-450-006-0000

STREET ADDRESS: 23 NORTH GREEN STREET
CITY: CHICAGO **ZIP CODE:** 60607 **COUNTY:** COOK
TAX NUMBER: 17-08-450-007-0000

LEGAL DESCRIPTION:**PARCEL 1:**

THOSE PARTS OF THE FOLLOWING DESCRIBED TRACT OF LAND; THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 9 AND 10, EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES, 06 MINUTES, 43 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 41.15 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES ALONG THE INTERIOR WALLS OF THE SOUTH COMMERCIAL PROPERTY; SOUTH 89 DEGREES, 50 MINUTES, 56 SECONDS EAST, 55.43 FEET; THENCE SOUTH 00 DEGREES, 07 MINUTES, 53 SECONDS EAST, 7.38 FEET; THENCE SOUTH 89 DEGREES, 26 MINUTES, 33 SECONDS EAST, 10.30 FEET; THENCE NORTH 00 DEGREES, 33 MINUTES, 27 SECONDS EAST, 0.17 FEET; THENCE SOUTH 89 DEGREES, 26 MINUTES, 33 SECONDS EAST, 8.61 FEET; THENCE NORTH 00 DEGREES, 07 MINUTES, 53 SECONDS WEST, 7.46 FEET; THENCE SOUTH 89 DEGREES, 26 MINUTES, 33 SECONDS EAST, 14.85 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 53 SECONDS WEST, 7.24 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES, 07 SECONDS EAST, 6.90 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 53 SECONDS EAST, 2.46 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES, 07 SECONDS EAST, 5.40 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 53 SECONDS EAST, 5.02 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES, 07 SECONDS EAST, 13.04 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 53 SECONDS WEST, 35.28 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 47 SECONDS WEST, 6.98 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 53 SECONDS EAST, 14.60 FEET; THENCE NORTH 89 DEGREES, 57 MINUTES, 07 SECONDS WEST, 5.00 FEET (TO POINT "C" FOR THE PURPOSE OF THIS LEGAL DESCRIPTION); THENCE SOUTH 00 DEGREES, 02 MINUTES, 53 SECONDS WEST, 20.11 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 47 SECONDS WEST, 16.85 FEET; THENCE CONTINUING NORTH 89 DEGREES, 54 MINUTES, 47 SECONDS WEST, 67.20 FEET (TO POINT "D" FOR THE PURPOSE OF THIS LEGAL DESCRIPTION); THENCE CONTINUING NORTH 89 DEGREES, 54 MINUTES, 47 SECONDS WEST, 8.28 FEET; THENCE SOUTH 00 DEGREES, 05 MINUTES, 13 SECONDS WEST, 7.64 FEET; THENCE SOUTH 89 DEGREES, 56 MINUTES, 18 SECONDS WEST, 7.37 FEET; THENCE NORTH 00 DEGREES, 09 MINUTES, 11 SECONDS EAST, 7.65 FEET; THENCE

(SEE ATTACHED)

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LEGAL DESCRIPTION CONTINUED.

NORTH 89 DEGREES, 54 MINUTES, 47 SECONDS WEST, 2.91 FEET, MORE OR LESS TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 06 MINUTES, 43 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, 40.62 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL LYING ABOVE AN ELEVATION OF 17.87 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 30.17 FEET,

ALSO THAT PART OF THE AFORESAID TRACT BEGINNING AT AFORESAID POINT "D"; THENCE NORTH 89 DEGREES, 54 MINUTES, 47 SECONDS WEST, 8.28 FEET ; THENCE SOUTH 00 DEGREES, 05 MINUTES, 13 SECONDS WEST, 7.64 FEET; THENCE SOUTH 89 DEGREES, 56 MINUTES, 18 SECONDS WEST, 7.37 FEET; THENCE NORTH 00 DEGREES, 09 MINUTES, 11 SECONDS EAST, 7.65 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 47 SECONDS WEST, 2.91 FEET, MORE OR LESS, TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 06 MINUTES, 43 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 19.59 FEET; THENCE SOUTH 89 DEGREES, 54 MINUTES, 47 SECONDS EAST, 18.40 FEET; THENCE SOUTH 00 DEGREES, 18 MINUTES, 47 SECONDS EAST, 19.59 FEET, MORE OR LESS, TO POINT "D", ALL LYING ABOVE AN ELEVATION OF 14.60 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 17.87 FEET;

ALSO EXCEPT THAT PART OF AFORESAID TRACT, BEGINNING AT THE AFORESAID POINT "C"; THENCE SOUTH 00 DEGREES, 02 MINUTES, 53 SECONDS WEST, 20.11 FEET; THENCE 89 DEGREES, 54 MINUTES, 47 SECONDS WEST, 16.85 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 53 SECONDS EAST, 20.41 FEET; THENCE 89 DEGREES, 32 MINUTES, 21 SECONDS EAST, 16.85 FEET; THENCE SOUTH 00 DEGREES, 02 MINUTES, 53 SECONDS WEST, 0.19 FEET, MORE OR LESS, TO POINT "C", ALL LYING ABOVE AN ELEVATION OF 17.87 (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 19.32 FEET, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN SECTION 2.1 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED NOVEMBER 23, 2004 AS DOCUMENT NO. 0432834101, IN, TO, UNDER, OVER, UPON, THROUGH AND ABOUT THE PART OF THE FOLLOWING DESCRIBED PREMISES DESCRIBED AS THE "CONDOMINIUM PARCEL" IN EXHIBIT B OF SAID DECLARATION:

THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 9 AND 10, EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

UNITS P-24, P-25 AND P-26 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 23 ON GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0432834100, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NONEXCLUSIVE RIGHT FOR THE BENEFIT OF PARCEL 3, TO USE THOSE PARTS OF THE COMMON ELEMENTS IN 23 ON GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0432834100, AS AMENDED, AS MAY BE REQUIRED FOR THE PURPOSE OF INGRESS AND EGRESS TO SAID PARCEL 3, AS SET FORTH IN SECTION 4.04 OF THE AFORESAID DECLARATION RECORDED AS DOCUMENT NO. 0432834100, AS AMENDED.

PARCEL 5:

PERPETUAL EASEMENT FOR LIGHT AND AIR RECORDED JUNE 23, 2003 AS DOCUMENT NO. 0317419162

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LEGAL DESCRIPTION CONTINUED.

AFFECTING THE SOUTHERLY 25 FEET OF THE NORTH 1/2 OF LOT 6 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

Property of Cook County Clerk's Office