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WARRANTY DEED



Doc#: 0604541165 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/14/2006 04:17 PM Pg: 1 of 3

THE GRANTOR, ONE CHICAGO UNIVERSITY COMMONS, LLC an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

TESTA PROPERTIES, LLC of
712 Galway, Prospect Heights, Illinois

("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-226-001-0000 through and including 17-20-226-020-0000

Address of Real Estate: 10 ⁶⁹ West 14th Place, Unit ³²⁵ /GU- ⁷⁶ /S- ⁸⁷ , Chicago, Illinois

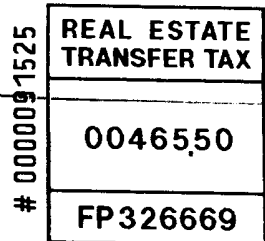
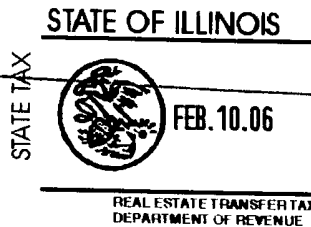
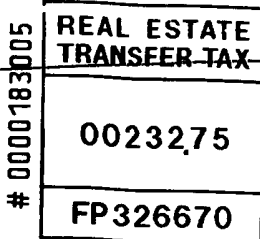
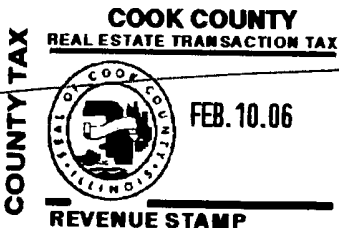
SUBJECT TO: (1) real estate taxes not yet due and payable, (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (6) the Declaration of Condominium for University Commons I Condominiums and the Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, and all amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on February 7, 2006.

One Chicago University Commons, LLC
an Illinois limited liability company
BY: EDC Management, Inc.,
an Illinois Corporation
ITS: Manager
BY:

Ronald B. Shipka, Jr., Its President

City of Chicago
Dept. of Revenue
417601
Real Estate Transfer Stamp
\$3,491.25
02/09/2006 12:47 Batch 02284 24



M.G.R. TITLE

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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc. the Manager of ONE CHICAGO UNIVERSITY COMMONS, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 7th day of February, 2006.

Judy Mason

Notary Public



This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:
Ron Sendack-Sandack

Send subsequent tax bills to:
TESTA PROPERTIES, LLC
712 Galway Prospect
Heights, Illinois 60076

Full Address
9, GAIDO FINTZEN
30 N. LUSALLE
SUITE 3010
CHICAGO IL 60602

County of Cook Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 325 AND GU 76 IN THE UNIVERSITY COMMONS I CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 25 THROUGH 44, INCLUSIVE, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 25 THROUGH 44, INCLUSIVE IN THE SOUTH WATER MARKET, A SUBDIVISION IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY ONE CHICAGO UNIVERSITY COMMONS, LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533532029, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-87, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0533532029, AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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.

1033-1069 West 14th Place, Chicago, Illinois

P.I.N. 17-20-226-001-0000 through and including 17-20-226-020-0000