

WARRANTY DEED 2012-3

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Doc#: 0612441124 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2006 11:47 AM Pg: 1 of 3

MERCURY TITLE COMPANY, LLC

M.G.R. TITLE

THE GRANTOR, CHICAGO UNIVERSITY COMMONS III, 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:
Rachel Telson of 7035 N. Sheridan Rd.
Unit 1, Chicago, 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)

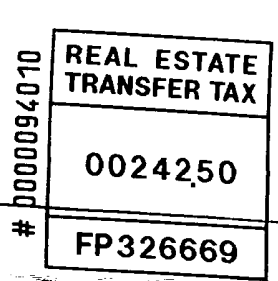
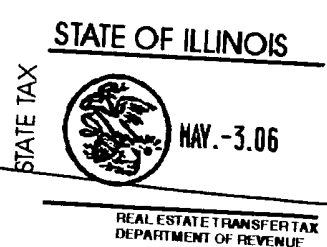
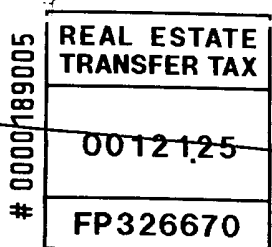
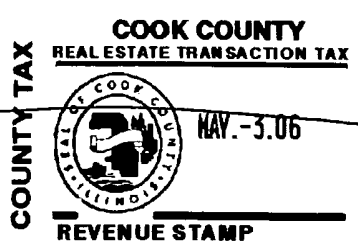
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-227-025-0000 through and including 17-20-227-058-0000
Address of Real Estate: 10 01 West 15th Place, Unit 113, GU 97, S 13 Chicago, Illinois 60608
Street

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 Buyer's quiet use and enjoyment of the Premises as a residential condominium; (5) the Master and Condominium Declarations and all amendments and exhibits thereto; (6) the provisions of the Act; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on May 2, 2006.

Chicago University Commons III, LLC,
an Illinois limited liability company
BY: EDC Management, Inc.,
an Illinois Corporation
ITS Manager
BY: Ronald B. Shipka, Jr., Its President



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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 CHICAGO UNIVERSITY COMMONS III, 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 2nd day of May 2006.

Judy Mason

 Notary Public



This Instrument was prepared by:

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

Mail to:
 Heidi Weitmann Coleman
 7301 N. Lincoln Avenue, Suite 140
 Lincolnwood, Illinois 60712

Send subsequent tax bills to:
 RACHEL TELSON
 1001 West 15th Street
 Unit 113
 Chicago, Illinois 60608

City of Chicago
 Dept. of Revenue



Real Estate

Transfer Stamp

431405

\$1,818.75

05/03/2006 10:43 Batch 07283 62

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 113 AND GARAGE UNIT 97 IN THE UNIVERSITY COMMONS III CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 133 THROUGH 166, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO:

THAT PARK OF THE EAST-WEST 20 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINES OF LOT 133 THROUGH 166, BOTH INCLUSIVE, IN SOUTH WATER MARKET AFORESAID, LYING NORTH OF THE NORTH LINES OF LOTS 81 THROUGH 108, BOTH INCLUSIVE, IN J.H. REE'S SUBDIVISION AFORESAID LYING NORTH OF A LINE 20 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINES OF LOTS 159 THROUGH 166, BOTH INCLUSIVE, IN SOUTH WATER MARKET AFORESAID LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 133 IN SOUTH WATER MARKET AFORESAID, AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 166 IN SOUTH WATER MARKET AFORESAID, SAID PUBLIC ALLEYS AND PART OF THE PUBLIC ALLEYS BEING FURTHER DESCRIBED AS ALL OF THE EAST-WEST 20 FOOT PUBLIC ALLEYS AND PART OF THE EAST-WEST 48.83 FOOT, MORE OR LESS, PUBLIC ALLEYS IN THE AREA BOUNDED BY WEST 14TH PLACE, SOUTH MORGAN STREET, THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND SOUTH RACINE AVENUE; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605934007, 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-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0605934007, 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.

1001/1071 West 15th Street, Chicago, Illinois

P.I.N. 17-20-227-025-0000 through and including 17-20-227-058-0000