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Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

Doc#: 0617142012 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 06/20/2006 07:47 AM Pg: 1 of 4

Above Space for Recorder's use only

THE GRANTOR,

Larrabee Avenue Development Corp.,

an Illinois corperation 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 and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Eric Seidl of 720 N. Larrabee, Chicago, Illinois, all interest in the following rescribed Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exh bit 'A' attached hereto and made a part hereof.

Permanent Index Number (PIN):

17-04-324-022-0000

17-04-324-023-0000

17-04-324-027-0000

17-04-324-099-0000

17-04-324-100-0000

Address of Real Estate: 873 N. Larrabee Street Unit 310 and Variting Unit P-31, Chicago, IL 60610.

SUBJECT TO: General Taxes for 2005 and subsequent years; Covenants, conditions, and restrictions of record, private, public and utility easements and roads and highways; Terms, provisions, covenants, conditions and options contained in and Rights and Easements established by the Declaration of Condominium Ownership recorded as Document Number 0611134077, as amended from time to time; Declaration of Covenants, Conditions, Restrictions and Teciprocal Easements ("Operating Agreement") recorded as Document Number 0611134076; Linguations and conditions imposed by the Condominium Property Act; 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.

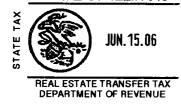
Dated this ______ day of May, 2006.

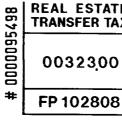
BOX 334 CTI

NO PSK

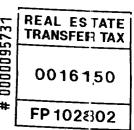
SH 553 5252

UNOFFICIAL COPY LARRABEE AVENUE DEVELOPMENT CORP., an Illinois Corporation By: Its President STATE OF IT LINOIS) SS COUNTY OF COUK Genle bellin ____a notary public in and for said County, in the State of aforesaid, DO HEREB's CERTIFY THAT Arthur Mitchell, personally known to me to be the same person whose name 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, for the uses and purposes therein set forth. Given under my hand and official seal this , 2006. NOT ARY PUBLIC Commission expires_ This instrument was prepared by: Christine M. LaScala, 1529 South State Sirvet, Suite PH-1 Chicago, Illinois 60605-3111. MAIL TO: SEND SUBSEQUENT TAX BILLS TO: burraber # 310 60610 OR Recorder's Office Box No. COUK COUNTY REAL ESTATE TRANSFER TAX STATE OF ILLINOIS **REAL ESTATE** TRANSFER TAX JUN. 15.06









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STREET ADDRESS: 873 N. LARRABEE STREET IAL COPY UNIT #310 P-31

CITY: CHICAGO

COUNTY: COOK

~-027; -099; -100 TAX NUMBER: 17-04-324-022-0000 1

LEGAL DESCRIPTION:

PARCEL 1: UNITS 310 AND PK31 IN THE LARRABEE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE FOLLOWING FOUR PARCELS ALL TAKEN AS A TRACT: PARCEL 1; THE NORTH 25 FEET OF LOT 6 (EXCEPT THAT PART THEREOF TAKEN AND USED FOR ALLEY) IN THE SUBDIVISION BY PETER HUGEL AND OTHERS OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; PARCEL 2; LOTS 5, 6 AND 7 IN OHMS SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS; PARCEL 3; SUBLOTS 8 AND 9 (EXCEPT RESPECTIVE PARTS IN ALLEY) IN THE SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE LAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; PARCEL 4; LOT 2 (EXCEPT THE NORTH 23 FEET AND EXCEPT ALLEY) MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST CUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING ABOVE AN ELEVATION OF 13 52 TEET AND BELOW AN ELEVATION OF 27.51 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, 28.05 FEET TO THE INTERIOR FACE AND ITS EXTENSION OF A WALL; THENCE EAST, ALONG SAID INTERIOR FACE AND ITS EXTENSION, 1.42 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, EAST, 41.00 FEET, SOUTH 0.70 FEET, EAST 0.50 FEET, SOUTH 14 53 FEET, WEST, 8.30 FEET, SOUTH, 18.67 FEET, EAST, 8.30 FEET, SOUTH, 24.03 FEET, WEST, 7.35 FEET, SOUTH, 26.63 FEET, SOUTHEASTERLY, 3.65 FEET, SOUTHWESTERLY, 6.00 FEET, SOUTHFASTERLY, 4.10 FEET, SOUTH, 14.81 FEET, WEST, 2.23 FEET, SOUTH, 20.47 FEET, EAST, 7.78 FEET, SOUTH, 11.95 FEET, SOUTH, 11.95 FEET, EAST, 0.10 FEET, SOUTH, 19.82 FEET, WEST, 0.27 FFET, SOUTH, 11.85 FEET, WEST, 40.75 FEET, NORTH, 12.19 FEET, EAST, 2.50 FEET, NORTH, 10.90 FEET, WEST, 2.50 FEET, NORTH, 27.54 FEET, EAST, 2.50 FEET, NORTH, 46.50 FEET, WEST, 2.50 FEET, NORTH, 29.17 FEET, EAST, 2.50 FEET, NORTH, 18.45 FEET, WEST, 2.50 FEET, NORTH, 23.23 FEET, EAST, 6.00 FEET, NORTH, 27.41 FEET, WEST, 6.00 FEET, NORTH, 6.22 FEET TO TAF POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0611134077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 0611134076.

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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 PROEPRTY 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.

THE 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 SIPULATED AT LENGTH HEREIN.

THERE IS NOT RIGHT OF FIRST REFUSAL OF ANY TENANT.