

UNOFFICIAL COPY

State of Illinois, County of Cook ss.

I understand, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James McKeivitt, Authorized Representative of 1300 North State Parkway, L.L.C., 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 said instrument as his free and voluntary act, and as the free and voluntary act of 1300 North State Parkway, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of Sept, 2006.

Eileen C Lally
Notary Public

My commission expires on _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE STAMP
SEP. 21. 06
0000010519

REAL ESTATE TRANSFER TAX
00037.50
FP 103042

OFFICIAL SEAL
EILEEN C LALLY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/13/09

STATE OF ILLINOIS
STATE TAX

SEP. 21. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

9887000000 #

REAL ESTATE TRANSFER TAX
00075.00
FP 103037

City of Chicago
Dept. of Revenue

Real Estate
Transfer Stamp
\$562.50

467424

09/21/2006 11:05 Batch 07281 66



UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION****PARCEL 1:**

UNIT P-64 IN THE AMBASSADOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0511618089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"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, 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."

Subject only the following matters: (1) current, non-delinquent real estate taxes and real estate taxes for subsequent years; (2) the terms and provisions of the Declaration of Condominium Ownership for The Ambassador ("Declaration") and any amendments thereto; (3) public and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto; (4) covenants, conditions and restrictions of record, which do not materially interfere with Purchaser's use, enjoyment or value of the Premises; (5) applicable zoning and building laws, ordinances and restrictions; (6) roads and highways, if any; (7) limitations and conditions imposed by the Act; (8) encroachments, if any, which do not materially, adversely impair the use and enjoyment or the value of the Premises as a residence provided that such encroachments may be insured over at Seller's sole cost in form and substance reasonably acceptable to Purchaser; (9) installments due after the date of the Closing for assessments established pursuant to the Declaration; (10) matters over which the Title Company is willing to insure at Seller's sole cost in form and substance reasonably acceptable to Purchaser; (11) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (12) Purchaser's mortgage, if any; and (13) leases, licenses and management agreements, if any, affecting the Property; so long as any such lease, license or management agreement affects the Property as a whole, and not just the Premises.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 17-04-218-033-0000 and 17-04-218-034-0000

Address of Real Estate: 1300 North State Parkway, Unit P-64, Chicago, Illinois 60610

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO

Mark R. Rosenbaum, Esq.
Fischel & Kahn, Ltd.
190 S. LaSalle, Suite 2850
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Paul A. Meister and Jill Goldfine Meister
1300 North State Parkway
Unit 1102
Chicago, Illinois 60610