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ATC @

Doc#: 0632041177 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2006 03:01 PM Pg: 1 of 4

WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION to INDIVIDUAL

MAIL TO:

Morton J. Rubin
Attorney at Law
3100 Dundee Road, Suite 402
Northbrook, IL 60062

NAME/ ADDRESS OF TAXPAYER:

Nicholas Slee and Megan Slee as
2148-50 N. Damen Avenue
Unit 201
Chicago, Illinois 60647

As Tenants By The Entireties

RECORDER'S STAMP

THE GRANTOR, J & J CONSULTANTS II, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

NICHOLAS SLEE and Megan Slee, his wife

any and all right, title, and interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

As Tenants By The Entireties

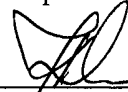
See legal description and subject to provisions attached hereto as Exhibit "A" and made a part hereof

Commonly Known as: Unit 201
2148-50 N. Damen Avenue, Chicago, Illinois 60647

P.I.N.'s (undivided) 14-31-123-024-0000 and 14-31-123-025-0000

Dated this 13th day of November, 2006.

J & J Consultants II, Inc.,
an Illinois corporation

By: 
Its: President

Attest:


Its: Secretary

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EXHIBIT "A"

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Units 201 and G-3 in the **SHAKESPEARE PLACE CONDOMINIUMS** as delineated on a survey of the following described property:

LOT 27 AND 28 IN BLOCK 1 OF SHERMAN'S ADDITION TO HOLSTEIN, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 13.42 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.45 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 27 AND 28, TAKEN TOGETHER AS A SINGLE TRACT, IN SHERIDAN'S ADDITION TO HOLSTEIN, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID LOT 28, BEING ALSO THE SOUTHEAST CORNER OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 2148-2150 NORTH DAMEN AVENUE IN CHICAGO; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 28, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 0.96 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 40 MINUTES 42 SECONDS MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.96 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES:

CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 58.10 FEET;

NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 34.50 FEET;

EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 58.10 FEET;

SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 34.50 FEET TO THE POINT OF BEGINNING.;

which survey is attached to the Declaration of Condominium recorded as Document No. **0624032011**, together with an undivided percentage interest in the Common Elements.

Permanent Index Numbers (affecting underlying land): **14-31-123-024-0000 & 14-31-123-025-0000**

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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 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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record.