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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)**



0706542052D

Doc#: 0706542052 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2007 10:05 AM Pg: 1 of 3

CR 5562638 Munden CMC 1014 no abs

Property of Cook County Clerk's Office

THE GRANTOR, Monroe Partners 2 LLC, an Illinois Limited Liability Company, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said LLC, **CONVEY(S) and WARRANT(S)** to Kevin Hanson and Christa Gray

(GRANTEE'S ADDRESS) 15 North Racine Ave, #542, Chicago, Illinois 60607

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

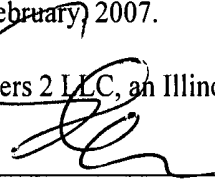
See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 17-17-211-007-0000, 17-17-211-008-0000
Address(es) of Real Estate: 1033 West Monroe, Unit 3, Chicago, Illinois 60607

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 26th day of February 2007.

Monroe Partners 2 LLC, an Illinois Limited Liability Company

By 
Steve Ciaccio
Manager

Box 334

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Steve Ciaccio, personally known to me to be the Manager of the Monroe Partners 2 LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Steve Ciaccio, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23d day of February, 2007



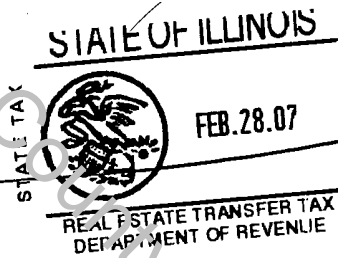
[Signature]

(Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

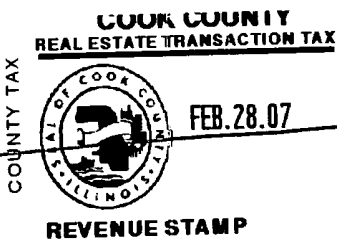
Mail To:
Scannell & Associates, P.C.
9901 South Western Ave., Suite 205
Chicago, Illinois 60643

Name & Address of Taxpayer:
Kevin Hanson and Christa Gray
1033 West Monroe, Unit 3
Chicago, Illinois 60607



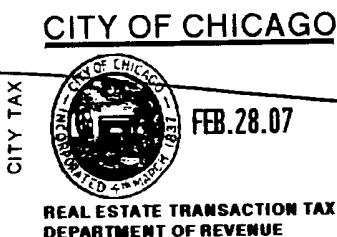
REAL ESTATE TRANSFER TAX
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FP 102808

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UNOFFICIAL COPY**EXHIBIT "A"****Legal Description**

PARCEL 1:

MONROE

UNIT 3 IN THE 1033 WEST ~~MONROE~~ CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 25.58 FEET OF THE EAST 50.58 FEET OF THE NORTH 116.67 FEET OF THAT PART OF LOTS 6 AND 7 (EXCEPT THE SOUTH 12.00 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE WEST 26.64 FEET OF THE AFORESAID TRACT (EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0624839027, AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 0625718021 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE (P-3), A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO 0505439109.

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.