

# UNOFFICIAL COPY



## WARRANTY DEED (Corporation to Corporation)

Doc#: 0707831093 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/19/2007 03:19 PM Pg: 1 of 3

PREPARED BY  
AND MAIL TO:  
Robert J. McCormack  
General Counsel  
Impressionist Development Corp.  
2461 N. Lincoln Avenue  
Chicago, IL 60614

### NAME & ADDRESS OF TAXPAYER:

Impressionist Properties, LLC  
2461 N. Lincoln Avenue  
Chicago, IL 60614

*01070221 19275*  
*Near North National Title LLC*

THE GRANTOR(S) Impressionist Homes on Lincoln, LLC, a 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 the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS and WARRANTS to Impressionist Properties, LLC, a 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, having its principal office at an address of 2461 N. Lincoln Avenue, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

### SEE EXHIBIT A

Permanent Real Estate Index Number(s): 14-29-400-008-0000; 14-29-400-072-0000  
Property Address: 2757-67 N. Lincoln Avenue, Units 101, 102 and 103, Chicago, IL 60614

SUBJECT TO: covenants, conditions and restrictions of record, which do not adversely affect the use of the Unit as a residence; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership for 2757-67 N. Lincoln Condominium (the "Declaration") and all amendments thereto, if any, installments due after the date hereof for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; party wall rights and agreements, if any; general real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; roads and highways, if any; applicable building and building line restrictions and zoning laws; the Condominium Property Act; leases and licenses affecting the common areas; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and liens and other matters over which Near North National Title LLC is willing to insure over without cost to Purchaser.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

*3*  
*J*

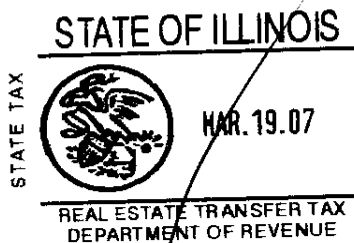
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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents 15th day of March, 2007.

IMPRESSIONIST HOMES ON LINCOLN, LLC,  
An Illinois limited liability company

By: IH holdings Corp., an Illinois corporation,  
Its manager

By: *[Signature]*  
Name: Daniel P. Fowler  
Its: President



# 0000009210	REAL ESTATE TRANSFER TAX
	0088000
	FP 103037

STATE OF ILLINOIS

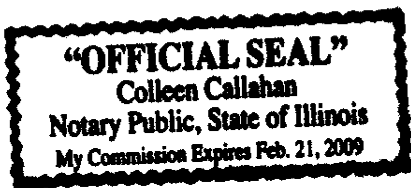
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that, Daniel P. Fowler, personally known to me to be the President of IH Holdings Corp., an Illinois corporation, the Manager of Impressionist Homes on Lincoln, LLC, an Illinois limited liability company and personally known to me to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed 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 15th day of March, 2007.

*Colleen Callahan*  
Notary Public

My Commission Expires: 2-21-09



EXEMPT UNDER THE PROVISION OF  
PARAGRAPH I, SECTION 31-45, REAL  
ESTATE TRANSFER TAX LAW

*[Signature]*  
Signature of Buyer, Seller or Representative  
Date: 3/15/07

**UNOFFICIAL COPY****Exhibit A****Parcel A:**

Commercial Unit 101, Commercial Unit 102 and Commercial Unit 103, together with the exclusive right to use Limited Common Element Parking Space P-17, P-15 and P-16, and P-18, respectively, in the 2757 N. Lincoln Condominium as delineated on a survey of the following described real estate:

**Parcel 1:**

The Northwesterly 25 feet of Lot 17 in Broomell's Subdivision of the West 1/2 of Blocks 10 and 13 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

Lots 13 and 16 in Broomell's Subdivision of the West 1/2 of Blocks 10 and 13 in Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian,

Except that part of said Lot 13 described as follows:

Beginning at the most Northeast corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded March 15, 2007 as document number 0707415045, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel B:**

Easement in favor of Parcel A for private walkway as created in Deed to Impressionist Homes on Lincoln, LLC, an Illinois limited liability company recorded as document 0329739015, over the West 2.85 feet of the following described part of Lot 13 aforesaid:

Beginning at the most Northeast corner of said Lot 13; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 13, a distance of 27.078 feet; thence South 00 degrees 14 minutes 15 seconds West, a distance of 67.48 feet; thence South 44 degrees 57 minutes 21 seconds East, a distance of 13.37 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 17.91 feet to a point on the East line of said Lot 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of said Lot 13, a distance of 76.94 feet to the point of beginning, in Cook County, Illinois.