

FIRST AMERICAN

File # 1332911

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0715001172

Doc#: 0715001172 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2007 11:11 AM Pg: 1 of 5

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ASSETONE MARKETING GROUP, LLC, as attorney in fact for ABN AMRO MORTGAGE GROUP, INC. herein called 'GRANTOR', whose mailing address is: 7159 Corklan Dr. Jacksonville, Florida 32258

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

And valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

MICHAEL DUDEK

an individual herein, whether one or more, called 'GRANTEE' whose mailing address is: 703 S. DEARBORN, CHICAGO, ILLINOIS 60605

all that certain real property situated in COOK County, Illinois and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF.

Permanent Tax No. 17-09-126-020-1193 / 17-09-126-020-1095


Address of Property : 600 N. KINGSBURY, UNIT #15, CHICAGO, ILLINOIS

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or successors and assigns forever, subject to (a) covenants, conditions and restrictions of record, (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if any, as may be disclosed by a plat of survey and (k) all obligations and liabilities as may appear of record, including rights of redemption of any parties as a result of judicial proceedings and rights of parties in possession, (l) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any, (m) all mineral rights and easements in favor of owners of mineral estate.

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Property

STATE OF ILLINOIS
 MAY.22.07
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


000002717 #

REAL ESTATE TRANSFER TAX
 0046250
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAY.22.07
 COUNTY TAX

 REVENUE STAMP

2232700000 #

REAL ESTATE TRANSFER TAX
 0023125
 FP 103028

CITY OF CHICAGO
 MAY.22.07
 CITY TAX

 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000011865 #

REAL ESTATE TRANSFER TAX
 0346875
 FP 102812

Cook County Clerk's Office

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Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 19th day of March, 2007 in its name by its Naime Djiganian thereunto authorized by resolution of its board of directors.

ASSETONE MARKETING GROUP, LLC., as attorney
in fact for: ABN AMRO MORTGAGE GROUP., INC.

BY:

None file

(AFFIX SEAL)

STATE OF COLORADO
COUNTY OF DENVER

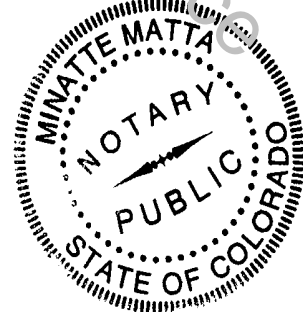
The foregoing instrument was acknowledged before me this 19th day of March, 2007 as by Naime Djiganian of ASSETONE MARKETING GROUP, LLC., as attorney in fact for: ABN AMRO MORTGAGE GROUP, INC. on behalf of the said corporation.

[Signature]
NOTARY PUBLIC

MAIL TO:

MICHAEL J. DUDRICK
703 So. DEARBORN ST.
CHGO. IL. 60605

This instrument prepared by:
KENNETH D. SLOMKA
LAW OFFICES OF KENNETH D. SLOMKA, P.C.
4544 W. 103RD STREET, SUITE 202
OAK LAWN, IL 60453



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Parcel A:

Unit 1504 and Parking Space Unit P-326 in Park Place Chicago Condominium as delineated and defined on the plat of survey of the following described parcel of Real Estate:

Parcel 1:

That part of Block 3 in Assessor's Division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian lying Easterly of the East dock line of the North branch of the Chicago River, lying Southwesterly of the Southwesterly line of Kingsbury Street, lying South and Southeasterly of the following described line:

Beginning at the intersection of the Southwesterly line of Kingsbury Street and a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West; thence West along a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) Extended West 163.0 feet thence Southwesterly in a straight line to a point in said dock line of said North Branch of the Chicago River which is 70.80 feet Southeasterly (measured along said dock line) from the point of intersection of said dock line with said line so drawn 3.0 feet North of and parallel with the center of Ontario Street extended West and lying North and East of a line described as beginning at the intersection of the West line of Kingsbury Street and a line 8.50 feet South of and parallel with the prolongation West of the South line of the North 1/2 of Block 4 in said Assessor's Division of said Kingsbury Tract; thence West along said parallel line, 142.0 feet to a point; thence North at right angles 13.0 feet; thence West at right angles to a point on the East dock line of the North Branch of Chicago River, in Cook County, Illinois

Parcel 2:

That part of Block 3 in Assessor's Division of the Kingsbury Tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point in a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) which is 163.0 feet West from

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the intersection of said line with the West line of Kingsbury Street; thence Southwesterly to a point in the dock line of the East Bank of the North Branch of the Chicago River which is 70.8 feet Southeasterly from Intersection of dock line, said river with the said line drawn 3.0 feet North of and parallel with the center line of Ontario Street; thence Northwesterly along said dock line of said East Bank of said river, 9.80 feet; thence Northeasterly in a straight line to the point of beginning; said land being more particularly described in a Deed from Hugh McBirney and Isabelle M. McBirney, his wife to Percival W. Clement dated November 22, 1899 recorded in Volume 6925 Page 164 of land records in the Recorder's Office of Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 21, 2002 as Document Number 0020921139 and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel B:

Easement for ingress and egress for the benefit of Parcel A aforesaid, as contained in the declaration of covenants, conditions, restrictions and easements recorded August 21, 2002 as Document Number 0020921138