



Doc#: 0726135307 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2007 01:34 PM Pg: 1 of 3

letw1

This Document Prepared By:
Invsco Group, Ltd.
1212 N. LaSalle, Suite 100
Chicago, Illinois 60610

Address of Real Estate:
182 West Lake Street
Unit 1211
Chicago, IL 60601

WARRANTY DEED

The GRANTOR, 182 West Lake Residential LLC, an Illinois limited liability company, 1212 North La Salle Street, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Warrant to the GRANTEE, **Mona Naser**, having an address of **10620 D Ridgeland, Unit 3A, Chicago Ridge, IL 60615** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT(S) **1211** IN THE CENTURY TOWER PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN METROPOLITAN'S RESUBDIVISION OF LOT 5 IN BLOCK 19 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER **0634109069**, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER **0634109069**.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICUTIONS AND EASEMENTS FOR 182 WEST LAKE, CHICAGO, ILLINOIS, RECORDED AS DOCUMENT NUMBER **0634109064**.

P.I.N. 17-09-418-010-0000
P.I.N. 17-09-418-011-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT 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, IT 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.

(A) THE TENANT, IF ANY, OF UNIT(S), **1211**, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

3K9 [Signature]

OT1 834426S CRD BK WDA BS 107 B

UNOFFICIAL COPY

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 SEP. 13.07
 # 000017990
 REAL ESTATE TRANSFER TAX
 0015950
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 SEP. 13.07
 # 000017990
 REAL ESTATE TRANSFER TAX
 0007975
 FP 102802

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 SEP. 13.07
 # 000017990
 REAL ESTATE TRANSFER TAX
 0119625
 FP 102805

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; easements, covenants, restrictions, conditions, building lines of record; encroachments, if any, which do not affect the use of the Unit as a residence or storage space, as applicable; applicable City of Chicago zoning, condominium and building laws of ordinances; acts done or suffered by Grantee; Condominium Property Act of Illinois; The Declaration of Condominium for Century Tower Private Residences, a Condominium, dated December 7, 2006, and recorded on December 7, 2006, in the Office of the Cook County Recorder of Deeds as Document No. 0634109069 (the "Declaration") and all amendments thereto; the Declaration of Covenants, Conditions, Restrictions and Easements for 182 West Lake Street, Chicago, Illinois dated December 7, 2006, and recorded on December 7, 2006, in the Office of the Cook County Recorder of Deeds as Document No. 0634109064, and all amendments thereto, including any Sub-Declarations as defined therein; existing leases(s), as described and defined within the Condominium Purchase Agreement, if any; liens and other matters over which the title insurer commits to ensure by endorsement; existing leases, licenses and other agreements affecting the Common Elements (as defined in the Declaration); Utility easements, if any, whether recorded or unrecorded; installments due from Grantee for assessments levied pursuant to the Declaration; and the Fair Housing Act, 42 USC 3601 et. seq. **TO HAVE AND HOLD SAID PREMISES FOREVER.**

DATED this 1st day of August, 2007.

182 West Lake Residential, LLC, an Illinois limited liability company

By: 182 West Lake, LLC, an Illinois limited liability company, its manager

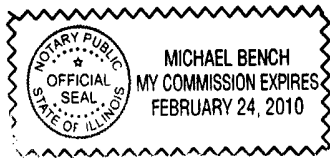
By: SEG West Lake Consultants, Inc., an Illinois corporation, its manager

By:  (Seal)
Steven E. Gouletas, President

State of Illinois, County of Cook

I, the Undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Steven E. Gouletas, President, of SEG West Lake Consultants, Inc., an Illinois corporation, being the manager of 182 West Lake, LLC, an Illinois limited liability company, being the manager of 182 West Lake Residential LLC, an Illinois limited liability company, is 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 acknowledge that he signed sealed and delivered said document as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1st day of August, 2007




Notary Public

After recording, please mail to:

Please send subsequent tax bills to:

MONA NASER
10620 S. RIBBELLAN AVE #3A
CHICAGO ILLINOIS, IL 60645

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CHICAGO ILLINOIS, IL 60645