

UNOFFICIAL COPY



Doc#: 0728318091 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/10/2007 03:40 PM Pg: 1 of 3

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

Chandler LLC
303 East Wacker Drive, Suite 2750
Chicago, Illinois 60601

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 Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Nicholas Collins and Aubrey Refuerzo, *Husband & Wife*, as tenants by the entirety.

450 E. Waterside Drive, Unit #1203, Chicago, IL 60601 of the County of Cook, to wit:

Parcel 1:

Unit 1203 and Parking Space P-251, together with the exclusive right to use storage space S-213, a limited common element in Chandler Condominiums as delineated and defined on a survey of the following described real estate:

Lot 7, except the east 16.85 feet thereof (as measured perpendicularly to the east line of said lot 7), in Lakeshore East subdivision, being a subdivision of part of the lands lying east of and adjoining Fort Dearborn addition to Chicago, said addition being in the southwest fractional quarter of Section 19, Township 39 North, Range 14 east of the Third Principal Meridian, according to the plat of said Lakeshore East subdivision recorded March 4, 2003 as document 0030301045, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 0719315075 together with its undivided percentage interest in the common elements.

Parcel 2:

Non-Exclusive Easements appurtenant to and for the benefit of Parcel 1, including easements for access to improvements being constructed over temporary construction easement areas, for pedestrian and vehicular ingress and egress on, over, through and across the streets, and to utilize the utilities and utility easements, all as more particularly defined, described and created by Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East made by and between Lakeshore East LLC, Lakeshore East Parcel P LLC, and ASN Lakeshore East LLC dated as of June 26, 2002 and recorded July 2, 2002 as document 0020732020, as amended by First Amendment to Declaration Of Covenants, Conditions, Restrictions and Easements for Lakeshore East executed by Lakeshore East LLC dated as of March 3, 2003 and recorded March 7, 2003 as document number 0030322531 and as further amended by Second Amendment To Declaration Of Covenants, Conditions, Restrictions And Easements for Lakeshore East executed by Lakeshore East LLC dated as of November 18, 2004 and recorded November 19, 2004 as document number 0501919099 and Third Amendment To Declaration Of Covenants, Conditions, Restrictions And Easements for Lakeshore East executed by Lakeshore East LLC, dated February 24, 2005 and recorded February 25, 2005 as document number 0505632009 and Fourth Amendment To Declaration Of Covenants, Conditions, Restrictions And Easements for Lakeshore East executed by Lakeshore East LLC dated as of February 24, 2005 and recorded February 25, 2005 as document number 0505632012 and last amended by the Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East executed by Lakeshore East LLC dated as of October 27, 2006 and recorded November 9, 2006 as document 0631333004 and subsequently re-recorded on February 9, 2007 as document 0704044062.

Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Easements, Reservations, Covenants and Restrictions recorded July 12, 2007 as document number 0719315076 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

03A0369 1 of 3 UNIT 1203

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	0022500	FP326657
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0000010612

STATE TAX



OCT 10 07

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT 10 07



REVENUE STAMP


COUNTY TAX

0500012753

REAL ESTATE TRANSFER TAX	0045000	FP326703
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CITY TAX

CITY OF CHICAGO

 OCT 10 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011935

REAL ESTATE TRANSFER TAX	0337500	FP326675
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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.

SUBJECT TO: (a) general real estate taxes for 2007 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) Lakeshore East Special Assessment District Tax under Warrant Number 62456; (d) easements, covenants, restrictions, agreements, conditions and building lines of record; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium recorded July 12, 2007 as document number 0719315075, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document number 0020732020, as same has been and may be amended, modified or supplemented from time to time and all exhibits thereto; (i) applicable zoning and building laws and ordinances; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; and (l) any acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser.

Permanent Index Number(s) 17-10-400-020.

Address(es) of Real Estate: 450 E. Waterside Drive, Unit #1203, Chicago, IL 60601

Dated October 5, 2007.

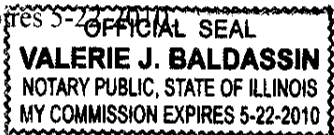
Chandler LLC

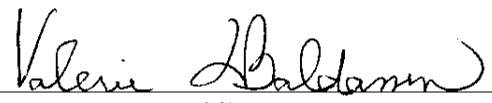
By 
Its: Authorized Signatory

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Brian Gordon, one of the authorized signers of Chandler LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of Chandler LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of Chandler LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 5th day of October, 2007.

Commission expires 5-22-2010



Notary Public

This instrument was prepared by: Kimberly J. Sharon, 303 E. Wacker Dr., Suite 2750, Chicago, IL 60601

SEND RECORDED DOCUMENTS TO:

Aubrey Refuerzo
Nicholas Collins
450 E. Waterside Drive #1203
Chicago, IL 60601

SEND SUBSEQUENT TAX AND SPECIAL ASSESSMENT BILLS TO:

Aubrey Refuerzo + Nicholas Collins
450 E. Waterside Drive #1203
Chicago, IL 60601

