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Doc#: 0730605014 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2007 09:21 AM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR, KS II-RESIDENTIAL, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: **Mark C. James and Courtney James of 230 W. Division #1506, Chicago, Illinois, 60610, as Tenants by the Entirety** ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):

17-09-301-004-0000

(Affects the underlying land and other property)

Address of Real Estate:

650 W. Wayman, Unit 301C & S-14, Chicago, Illinois 60661

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions (including, without limitation, Residential Planned Development No. 643, and any ordinance and supporting documents related to the maintenance of Trio Park (a public park); (4) public, private, utility and railroad easements; encroachments, covenants, conditions, restrictions, and agreements of record (including, without limitation: the Declaration of Easements: Temporary Construction Easements recorded August 14, 2007, as document 0722615057 and the Declaration of Easements for Encroachments, Adjacent Walls, Access and Maintenance recorded August 14, 2007, as document 0722615058, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) the Declaration of Condominium and any amendments and exhibits thereto and other recorded condominium documents, including without limitation the Trio Development Master Declaration and any amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

BOX 334 CTI

27056937
AKA
LA CTI (copy)

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



NOV -1.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000044973

REAL ESTATE
TRANSFER TAX

00188.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

NOV -1.07

REVENUE STAMP

0000045079

REAL ESTATE
TRANSFER TAX

00094.00

FP 103034

CITY OF CHICAGO



NOV -1.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016200

REAL ESTATE
TRANSFER TAX

01410.00

FP 103033

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on October 29, 2007.

KS II-RESIDENTIAL, LLC,
an Illinois limited liability company
BY: 325 Union, LLC
an Illinois limited liability company
Its: Manager

BY: *[Signature]*
Michael Ansani, Manager

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael Ansani, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 29 day of October, 2007.



[Signature]
Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Send subsequent tax bills to:

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 301C IN THE TRIO I CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 6.96 FEET; THENCE EAST ALONG A STRAIGHT LINE A DISTANCE OF 317.52 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, WHICH IS 6.98 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE OF LOT 1 SAID DISTANCE OF 6.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; AND THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 1 TO 11, BOTH INCLUSIVE, A DISTANCE OF 317.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN EXCEPTED.

THAT PART OF ABOVE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 27.39 FEET ALONG THE SOUTH LINE OF SAID LOT 1 THROUGH 11 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 70.61 FEET ALONG SAID SOUTH LINE OF LOT 1 THROUGH 11; THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS EAST 72.59 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 7.10 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 41 SECONDS WEST 0.54 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 11.42 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 24.60 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST 89.08 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST 96.76 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0723403023.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S-14, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0723403023.

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.

COMMONLY KNOWN AS: 650 W. WAYMAN STREET, UNIT 301C, CHICAGO, ILLINOIS

PINS: 17-09-301-004-0000 (AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY)