

UNOFFICIAL COPY

Doc#: 0732033007 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/16/2007 08:12 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: Raad Eshoo of 245 Cotton Wood Drive, Elk Grove Village, Illinois, 60007, ("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:

660 W. Wayman, Unit 202B& S-10, 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 number 0722615057 and the Declaration of Easements for Encroachments, Adjacent Walls, Access and Maintenance recorded August 14, 2007, as document number 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 CT

4K9

8391569 NA No Nothing 502 09


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Property of Cook County Clerk's Office

STATE OF ILLINOIS

 NOV. 15. 07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
0026150
FP 103032

0000045326

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 NOV. 15. 07
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
0013075
FP 103034

0000045431

CITY OF CHICAGO

 NOV. 15. 07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0196100
FP 103033

0000016344

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on November 07, 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 07 day of November, 2007.



[Signature]
Notary Public

This Instrument was prepared by:

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

Mail to: CARY NEWLAND
121 S. Wilke Rd #101
#61 H3 #2
60007

Send subsequent tax bills to:
#202B
660 W. Wayman
Chicago, IL
60661

UNOFFICIAL COPY**LEGAL DESCRIPTION**PARCEL 1:

UNIT 202B, IN THE TRIO II CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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 LOT 1, THENCE NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 134.96 FEET ALONG SOUTH LINE OF LOTS 1 THROUGH 11 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 54 MINUTES 57 SECONDS WEST 70.46 FEET ALONG SAID SOUTH LINE LOTS 1 THROUGH 11; THENCE NORTH 00 DEGREES 03 MINUTES 24 SECONDS EAST 72.37 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS EAST 10.99 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 13 SECONDS EAST 0.98 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS EAST 13.46 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST 0.98 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 47 SECONDS WEST 12.54 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST 24.15 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST 126.05 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 24.60 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 11.28 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 41 SECONDS EAST 0.58 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST 7.28 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 07 SECONDS WEST 72.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0728203080.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF S-10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0728203080.

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: 660 W. WAYMAN, UNIT 202B, CHICAGO, ILLINOIS 60661.

P.L.N. 17-09-301-004-0000 (AFFECTS THE CONDOMINIUM PROPERTY AND OTHER PROPERTY)