

UNOFFICIAL COPY

(D)



Doc#: 0822001155 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/07/2008 02:19 PM Pg: 1 of 3

WARRANTY DEED

1078862 Mulmuel 192

THE GRANTOR, ONE CHICAGO UNIVERSITY COMMONS, LLC and CHICAGO UNIVERSITY COMMONS VII, LLC, both Illinois Limited Liability Companies, 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, CONVEY AND WARRANT TO:

DOMINICK COCCIEMIGLIO, JR., ADELE COCCIEMIGLIO and COURTNEY COCCIEMIGLIO, of 44 W. 817 Whispering Trail, Hampshire, Illinois 60140, not as Tenants in Commn but as Joint Tenants with rights of survivorship ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

M.G.R. TITLE

(above space for recorder only)

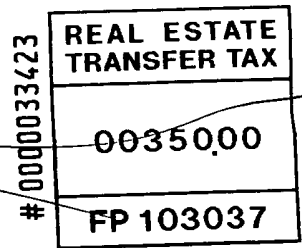
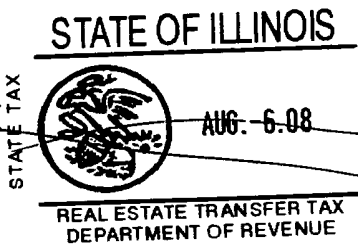
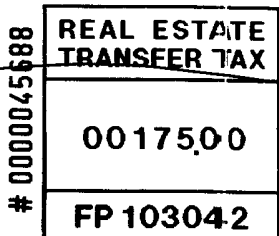
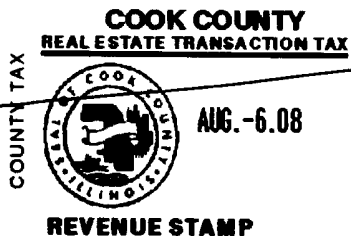
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-226-064-1234 and 17-20-226-064-1268

Address of Real Estate: 1033 West 14th Place, Unit 340/GU-131/S-130, Chicago, Illinois 60608

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; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (6) the Declaration of Condominium for University Commons I Condominiums and the Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, and all amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
559744 \$3,675.00
08/06/2008 10:31 Batch 07207 26

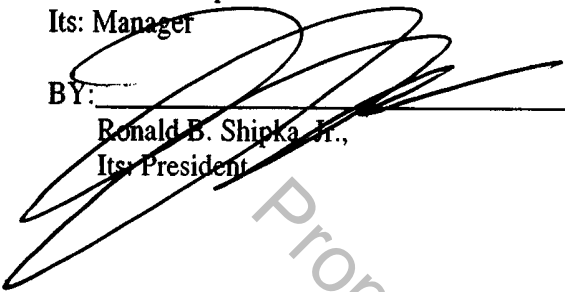


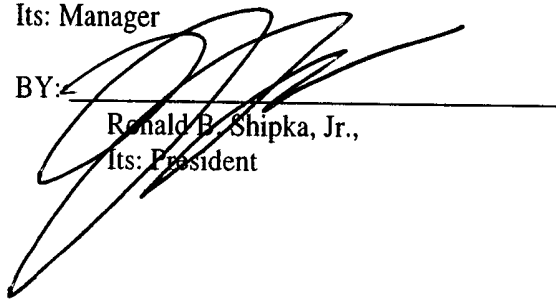
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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on August 5, 2008.

One Chicago University Commons, LLC
An Illinois limited liability company
BY: EDC Management, Inc.,
an Illinois Corporation
Its: Manager

Chicago University Commons VII, LLC
An Illinois limited liability company
BY: EDC Management, Inc.,
an Illinois corporation,
Its: Manager

BY: 
Ronald B. Shipka, Jr.,
Its: President

BY: 
Ronald B. Shipka, Jr.,
Its: President

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 Ronald B. Shipka, Jr., the President of EDC Management, Inc. the Manager of ONE CHICAGO UNIVERSITY COMMONS, LLC and CHICAGO UNIVERSITY COMMONS VII, LLC, and 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 5th day of August, 2008.




Notary Public

This Instrument was prepared by:

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

Mail to:
Michael Loquercio
Loquercio Services, Inc.
1307 Butterfield Road
Suite 420
Downers Grove, IL
60515

Send subsequent tax bills to:
Dominick Cocciemiglio, Jr, Adele Cocciemiglio
and Courtney Cocciemiglio
1033 W. 14th Place
Unit 340
Chicago, IL 60608

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PARCEL 1:

UNIT 340 AND GU-131 IN THE UNIVERSITY COMMONS I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 25 THROUGH 50, INCLUSIVE, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 25 THROUGH 50, INCLUSIVE AND A LINE 16.61 FEET, MORE OR LESS, SAID LINE BEING THE EASTERLY EXTENTION OF OF THE SOUTH LINE OF SAID LOT 50 IN THE SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY ONE CHICAGO UNIVERSITY COMMONS, LLC AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0533532029 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-130, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0533532029.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 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.

1033 West 14th Place, Chicago, Illinois

P.I.N. 17-20-226-064-1234 and 17-20-226-064-1268