



Doc#: 0824141116 Fee: \$40.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 08/28/2008 02:58 PM Pg: 1 of 3

(B)
 143

WARRANTY DEED

2078971111 MC Flowers
 THE GRANTOR, **GP 1, 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: Soudabeh Rafieian and Karan Heydarpour, as Joint Tenants, of 1320 N. Cleveland #3 Chicago, IL 60610, ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

MERCER TITLE

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-22-110-122-0000; 17-22-110-037-0000 (affects underlying land and other property)

Address of Real Estate: 1211 South Prairie Avenue Private Unit 4103/GU-339/S-S-213
 Chicago, Illinois 60605

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; (4) public, private, utility and railroad easements (including, without limitation, the following Grant of Easements for Encroachments: Roosevelt Road Bridge; Grant of Easements: Shared Caissons and Structural Support; Declaration of Easements for Construction, Encroachments, Adjacent Improvements, Access and Maintenance (between One Museum Park East Condominiums and property to the west and southwest); Declaration of Easements for Construction, Encroachments, Adjacent Improvements, Access and Maintenance (between One Museum Park East Condominiums and property to the east); Grant of Easements: Temporary Construction Easements), as amended from time to time; (5) encroachments, covenants, conditions, restrictions, and agreements of record (including, without limitation, restrictive covenants establishing portions of the property in which no improvements may be constructed over a certain elevation), as amended from time to time, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit as a residential condominium; (6) the Declaration of Condominium for the One Museum Park East Condominiums recorded April 7, 2008, as document #0809922000, (which Declaration, among other things, includes notice of Grantee's waiver of the implied warranty of habitability), as amended from time to time; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (8) liens and other matters as to which Mercury Title Company, L.L.C. commits to insure Grantee against loss or damage.

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 561508 \$9,077.25
 08/28/2008 11:07 Batch 07221 49



UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on August 26, 2008

GP 1, LLC, an Illinois limited liability company

By: EDC GP1, LLC,
an Illinois limited liability company

Its: Manager

By: EDC One Museum Park, LLC,
an Illinois limited liability company

Its: Manager

By: EDC Management, Inc.,
an Illinois corporation

Its: Manager

By: [Signature]
Ronald B. Shipka, Jr.
Its President

(State of Illinois)
)ss
County of Cook)

STATE TAX

STATE OF ILLINOIS

AUG. 28. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037259

REAL ESTATE TRANSFER TAX
0086450
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG. 28. 08

REVENUE STAMP

0000046524

REAL ESTATE TRANSFER TAX
0043225
FP 103042

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Ronald Shipka, Jr., 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 August 26, 2008

[Signature: Maria Gomez]
Notary Public



This Instrument was prepared by:

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

After recording mail to:

Peter Malt
7104 W Addison
Chicago IL 60634

Send subsequent tax bills to:

Kamran Heydarov
1211 S Prairie Ave #4103
Chicago IL 60605

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 4103, and GU-339 IN THE ONE MUSEUM PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN BLOCK 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KILEY'S SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0809922000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-S-213, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0809922000.

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, 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: 1211 SOUTH PRAIRIE AVENUE PRIVATE, UNIT 4103, and GU-339, CHICAGO, ILLINOIS 60605

PIN: 17-22-110-122-0000; 17-22-110-037-0000 (affects the underlying land and other property)