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0825233050

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

Doc#: 0825233050 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2008 09:12 AM Pg: 1 of 3

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Touhrik / Chefer
DL
842509 CTCC

Property of Cook County Official

THE GRANTOR, 600 FAIRBANKS COURT DEVELOPMENT COMPANY LLC, a Delaware limited liability company (the "Grantor") with an address of 610 North Fairbanks, Chicago, Cook County, Illinois 60611, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to PATRICK J. KENNEDY, an Individual (the "Grantee"), of 3 Willow Spring Drive, Rexford, NY 12148, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

Permanent Real Estate Index Numbers: parts of 17-10-206-025-0000 and 17-10-206-031-0000
Address of Real Estate: 600 North Fairbanks, Units 3603 and P 5-15, Chicago, Illinois 60611


SUBJECT TO: (a) general real estate taxes and assessments not due and payable at the time of the closing; (b) terms, conditions, and restrictions contained in the Declaration, any amendments thereto, and the Illinois Condominium Property Act, as amended from time to time; (c) easements, covenants, conditions, restrictions, ordinances, and building lines of record; (d) easement agreements which may hereafter be executed by Seller, provided such easements do not impair the use of the Unit as a single family residence; (e) applicable zoning, health, and building laws and ordinances; (f) acts done or suffered by Grantee or anyone claiming by, through, or under Grantee; (g) any mortgage and related security in connection with Grantee's financing of the purchase of the Unit; and (h) liens and other matters as to which the title insurer commits to insure Grantee against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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, 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.

TO HAVE AND TO HOLD said premises forever.

Box 400-CTCC

CITY TAX		CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
		SEP. -4.08		05697.00	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		# 0000000585		FP 103023	

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Dated this 2nd day of September, 2008

600 FAIRBANKS COURT DEVELOPMENT COMPANY LLC,
a Delaware limited liability company

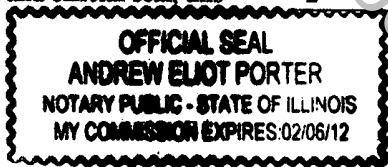
By: **Schatz Development LLC, an Illinois limited liability company,**
its Manager

By: Andrena Rodgers
Andrena Rodgers, Vice President

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrena Rodgers, Vice President of Schatz Development LLC, an Illinois limited liability company, Manager of 600 FAIRBANKS COURT DEVELOPMENT COMPANY LLC, a Delaware limited liability company, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of September, 2008

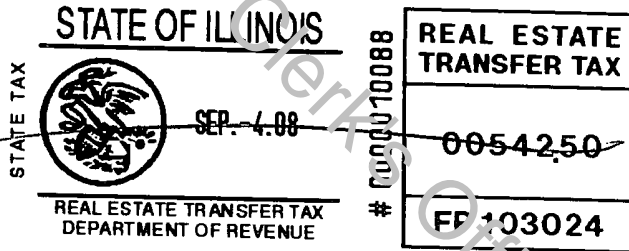


[Signature]

(Notary Public)

Prepared by:

Law Offices of Daniel L. Baskes
980 North Michigan Avenue, Suite 1380
Chicago, Illinois 60611

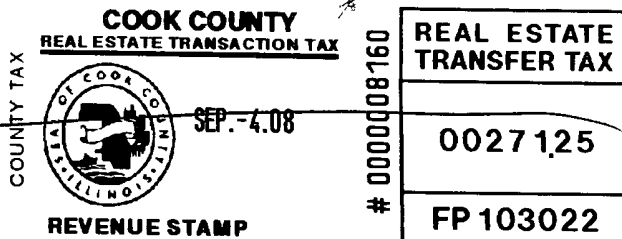


After Recordation, Mail to:

Sulzer & Shopiro
111 W Washington Street
Chicago, Illinois 60602
Attention: Deepa Kuchipudi

Name and Address of Taxpayer:

Patrick J. Kennedy
600 N Fairbanks, Unit 3603
Chicago, IL 60611



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 3603 AND PARKING SPACE P 5-15 IN THE 600 NORTH FAIRBANKS CONDOMINIUM, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.