

UNOFFICIAL COPY

WARRANTY DEED
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THE GRANTOR, CHICAGO UNIVERSITY COMMONS II, 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, CONVEY AND WARRANT TO:



Doc#: 0828826238 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/14/2008 02:24 PM Pg: 1 of 3

Antonette /s/ Morales, Amparo /s/ Morales, and Renato Morales, not as Tenants in Common, but as Joint Tenants with rights of survivorship, 8829 N. Austin Ave., Morton Grove, IL 60053

(“Grantee”), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

M.G.R. TITLE

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-226-063- 1032
And 17-20-226-063- 1294

Address of Real Estate: 1000-70 West 15th Street
Chicago, Illinois
Unit 132 /GU- 109 /S- 32
Chicago, Illinois

(above space for recorder only)

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 instalments 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 II 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent this October 10, 2008.

Chicago University Commons II, LLC
an Illinois limited liability company
BY: EDC Management, Inc.,
an Illinois Corporation
ITS: Manager

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

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PARCEL 1:

UNIT 132 AND GU-109, IN THE UNIVERSITY COMMONS II CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 51 THROUGH 84, INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 51 THROUGH 84, INCLUSIVE, IN THE SOUTH WATER MARKET, A RESUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, 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 CHICAGO UNIVERSITY COMMONS II, LLC, AND ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0511519018, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-32, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511519018.

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.

Commonly known as 1000 West 15th Street, Chicago, Illinois 60608

P.I.N. 17-20-226-063-1032 and 17-20-226-063-1294