

This Document Prepared By:

Michael Bench
InvSCO Group, Ltd.
1030 North Clark Street, #300
Chicago, Illinois 60610



Address of Real Estate:

111 East Chestnut Street
Unit 30K
Chicago, Illinois 60611

WARRANTY DEED

The GRANTOR, CHESTNUT STREET HOLDINGS, LLC, a Delaware limited liability company, 505 North Lake Shore Drive, Suite 214, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other goods and valuable considerations in hand paid, does hereby Convey and Warrant to the GRANTEE, Muhammad Alghannam and Marwa M. Elboghday, husband and wife, not as tenants in common nor as joint tenants, but as tenants by the entirety having an address of 215 E. Chicago Avenue, #1110, Chicago, Illinois 60611 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 3000K IN THE 111 EAST CHESTNUT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, AND 1N, IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04074563; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N. #: 17-03-225-078-1190 (affects Unit 3000K)

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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."

"THE TENANT, IF ANY, OF UNIT 3000K HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL."

BOX 333-CTI

1063
1843271

DB

CTI

2076

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120171
6004
CG. NO. 018
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★★★
DEPT. OF REVENUE
DEC 22 '99
PB. 10776
444.50

329300
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP DEC 28 '99
PB. 1427
222.25

★ 086456
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 29 '99 ★
★ PB. 11187 ★
999.00

★ 086457
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 29 '99 ★
★ PB. 11187 ★
999.00

★ 086458
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 29 '99 ★
★ PB. 11187 ★
999.00

★ 086459
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 29 '99 ★
★ PB. 11187 ★
336.00

★ 086460
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 29 '99 ★
★ PB. 11187 ★
00.75

46780260

Property of Cook County Clerk's Office

UNOFFICIAL COPY

09208297

Subject to: General real estate taxes not yet due and payable at the time of closing; special taxes or assessments for improvements not yet completed after the Contract Date; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the 111 East Chestnut Condominium Association (the "Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois (the "Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 7th day of December, 1999.

CHESTNUT STREET HOLDINGS, LLC,
a Delaware limited liability company

BY: 111 East Chestnut Consultants, Inc.,
an Illinois corporation, its managing member

BY: Nicholas V. Gouletas (Seal)
NAME: Nicholas V. Gouletas
ITS: Vice President

State of Illinois
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of 111 East Chestnut Consultants, Inc., being a member of Chestnut Street Holdings, LLC, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of December, 1999.



Mary Beth Stamos
Notary Public

After recording, please mail to:

Box 49
Thomas F. Courtney
7000 W. 127 St
Peloa HTs II 60463

M. Alghannan
Please send subsequent tax bills to:

215 E. Chicago Ave
APT # 1110
Chicago, IL 60611