

# UNOFFICIAL COPY

## GENERAL WARRANTY DEED

The Grantor, ACM CONDOMINIUM LLC, an Illinois limited liability company ("ACM") whose address is 7620 North Osceola Avenue, of the Village of Niles, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys, transfers, assigns and warrants to the Grantee, DAVID J. FRIEDMAN, whose address is 1122 North Clark Street of the City of Chicago, County of Cook, State of Illinois, the following described real estate, situated in the City of Chicago, County of Cook, State of Illinois, to-wit (the "Real Estate"):



Doc#: 1012533167 Fee: \$42.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 05/05/2010 01:25 PM Pg: 1 of 4

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY THIS REFERENCE.

CITY OF CHICAGO	
	MAY.-4.10
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

# 0000006210	REAL ESTATE TRANSFER TAX
	14060.00
	FP 103033

STATE OF ILLINOIS	
	MAY.-4.10
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

# 0000001470	REAL ESTATE TRANSFER TAX
	01339.00
	FP 103032

Together with the tenements and appurtenances thereunto belonging. To have and to hold the Real Estate and such tenements and appurtenances unto Grantee forever.

Permanent Real Estate Index Numbers: 17-04-218-051-1027; 17-04-213-051-1066; 17-04-218-051-1047

Address of Property: Units 802, S-33, P-20 and P-21 at 1300 North State Parkway, Chicago, Illinois 60610.

SUBJECT TO: The Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

MGSY CORPORATION, an Illinois corporation ("MGSY"), joins this General Warranty Deed for the purpose of releasing the reservation of rights by MGSY (and conveying and assigning such rights to Grantee) set forth in the Quit Claim Deed recorded on April 15, 2010 in the Office of the Cook County Illinois Recorder as Document Number 1010556045.

Dated as of the 30<sup>th</sup> day of April, 2010.

ACM CONDOMINIUM LLC, an Illinois limited liability company

By:   
 Michael L. Morris, Manager

MGSY CORPORATION, an Illinois corporation

By:   
 Michael L. Morris, President

This instrument was prepared by and upon recording mail to:  
 David J. Friedman  
 2701 West Peterson Avenue  
 Chicago, IL 60659

Send subsequent tax bills to:  
 David J. Friedman  
 1300 N State Parkway #802  
 Chicago, IL 60610

HKM

**BOX 333-CT**

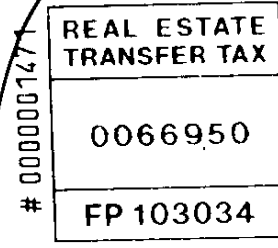
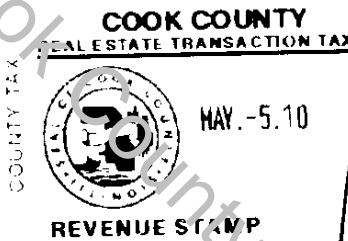
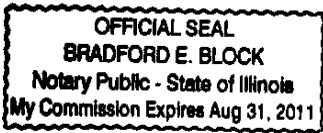
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael L. Morris**, as Manager of **ACM CONDOMINIUM LLC**, an Illinois 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 he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of such company pursuant to proper authority under the operating agreement of such company for the uses and purposes set forth in the foregoing deed.

Given under my hand and official seal as of the 30<sup>th</sup> day of April 2010.

Bradford E. Block  
Notary Public

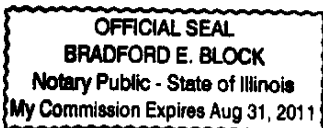


STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael L. Morris**, as President of **MGSY Corporation**, an Illinois corporation, 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 and as the free and voluntary act of such corporation pursuant to proper authority of the board of directors of such corporation for the uses and purposes set forth in the foregoing deed.

Given under my hand and official seal as of the 30<sup>th</sup> day of April 2010.

Bradford E. Block  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

**Parcel 1:**

**UNIT NOS. 802, P-20 AND P-21 IN THE AMBASSADOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:**

**LOTS 5, 6, AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLot 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, 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 IN THE OFFICE OF THE COOK COUNTY ILLINOIS RECORDER AS DOCUMENT NUMBER 0511618089,**

**TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST (APPURTENANT TO THE ABOVE DESCRIBED UNITS) IN THE COMMON ELEMENTS OF THE AMBASSADOR CONDOMINIUM.**

**Parcel 2:**

**EXCLUSIVE RIGHT TO USE STORAGE SPACE S-33 LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED IN THE OFFICE OF THE COOK COUNTY ILLINOIS RECORDER AS DOCUMENT NUMBER 0511618089.**

**Parcel 3:**

**ALL RIGHTS AND EASEMENTS APPURTENANT TO OR FOR THE BENEFIT OF ALL OR ANY PART OF PARCELS 1 AND/OR 2 ABOVE INCLUDING WITHOUT LIMITATION THOSE SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE COOK COUNTY ILLINOIS RECORDER AS DOCUMENT NUMBER 0511618089.**

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- (A) The Second Installment of general real estate taxes applicable to the Real Estate for the calendar year 2009 (payable in 2010) and subsequent years;
- (B) Condominium Declaration recorded in the Office of the Cook County, Illinois Recorder as Document Number 0511618089 and all amendments thereto recorded with such Recorder prior to April 24, 2010;
- (C) The provisions, conditions and limitations created by the Illinois Condominium Property Act;
- (D) Water and Sewer Covenant made by 1300 North State Parkway, L.L.C. dated May 18, 2004 recorded in the Office of the Cook County, Illinois Recorder as Document Number 0414127101;
- (E) Public Utilities Easement to Install, Operate and Maintain all Equipment Necessary for the Purpose of Serving the Land and Other Property, together with the Right of Access to said Equipment, and the provisions relating thereto contained in the Condominium Declaration recorded in the Office of the Cook County, Illinois recorder as Document Number 0511618089; and
- (F) Encroachments shown on the Survey of the Real Estate made by B.H. Suhr & Company dated July 11, 2001 bearing Survey Number 01-568.

Cook County Clerk's Office