

UNOFFICIAL COPY

COOK COUNTY REAL ESTATE TRANSACTION TAX

WARRANTY DEED

ILLINOIS STATUTORY (Individual to Individual)



135.00

35102388

MAIL TO:

Sally Christiansen
400 East Ohio Street Unit 3904
Chicago, Illinois 60611

DEPT-01 RECORDING 331.00
T40012 TRAN 2455 02/10/95 12:08:00
#6986 + KB *-95-102388
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

Sally Christiansen
400 East Ohio Street, Unit 3904
Chicago, Illinois 60611

RECORDER'S STAMP

318

THE GRANTOR(S) Chicago Streeterville Limited Partnership, an Illinois limited partnership
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten and no/100 s (\$10.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEYS AND WARRANT(S) to Sally Christiansen

(GRANTEES' ADDRESS) 111 East Chestnut Street, #48C, Chicago, Illinois 60611
of the City of Chicago County of Cook State of Illinois
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 and refer to it as the defect

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB 10 '95
27.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
270.00

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17-10-208-013-1147

Property Address: 400 East Ohio Street, Unit 3904 Chicago, Illinois 60611

Dated this 3rd day of February 19 95
CHICAGO STREETERVILLE LIMITED PARTNERSHIP, (Seal)
an Illinois limited partnership
By: Liberty Street/Chicago Associates, L.P. (Seal)
an Illinois limited partnership
By: DW Streeterville Inc., its general partner

BY: [Signature]
its: Vice-President

TIC Form No. 1159

BUX 333-CTI

35102388

75 42 317 2015

97A

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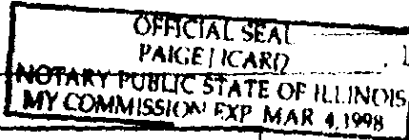
STATE OF ILLINOIS) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT
Jeffrey D. Mills

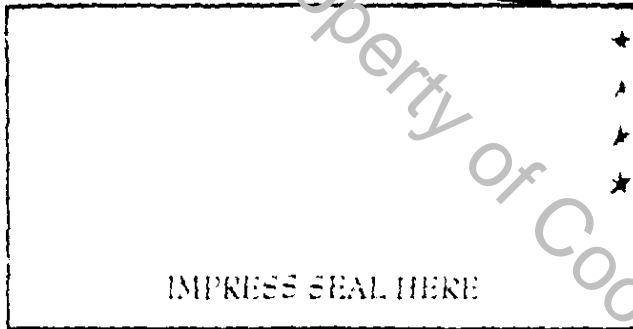
personally known to me to be the same person whose name JE subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that he signed, sealed and delivered the
instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the
right of homestead.

Given under my hand and notarial seal, this 3rd day of February, 19 95.

My commission expires on _____



Notary Public



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE FEB 10 '95
999.00
28 11187

COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Horwood, Marcus & Braun Chartered
333 West Wacker Drive, Suite 2800
Chicago, Illinois 60611

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4.
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE FEB 10 '95
999.00
28 11187

TO

FROM

WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

Unit No. 1700A in the Bancroft Condominium formerly known as the Streeterville 400 Condominium as delineated on a survey of the following described real estate:

Parcel A:

Lot 25 in Circuit Court Partition of Ogden Estate Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, (Except the West 4 feet of said Lot condemned for street purposes) in Cook County, Illinois.

Parcel B:

The West 7 inches of Lot 26 in Circuit Court Partition of Ogden Estate Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 26667639, and amended by Document 94261144, together with its undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to the use of P- 17, a limited common element as delineated on the survey attached to the Amended and Restated Declaration aforesaid recorded as Document Number 94261144.

This Deed is subject to: general real estate taxes not yet due and payable; special taxes and assessments* for improvements not yet completed; applicable zoning and building laws and ordinances; covenants, conditions, restrictions and building lines of record; party wall rights and agreements, if any; encroachments; the Declaration as amended from time to time; public, private and utility easements of record; limitations and conditions imposed by the Illinois Condominium Act; installments due after Closing for assessments levied pursuant to the Declaration; acts done or suffered by Purchaser.

The tenant of this Unit has either waived or failed to exercise its option to purchase this Unit. The Purchaser of the Unit was the
*To the best of Seller's actual knowledge, there are no special taxes or assessments for improvements not yet completed, nor any unconfirmed special taxes 09-021.A/8256-000 or assessments, other than those reflected in the title report issued by Chicago Title

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tenant of the Unit prior to the conversion of the building to a condominium.

Grantor also hereby grants to 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 aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium 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 through the provisions of said Declaration were recited and stipulated at length herein.

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