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### THIS DOCUMENT PREPARED BY

Cynthia Jared, Esq. Sachnoff & Weaver, Ltd. 30 S. Wacker Dr. Chicago, IL 60606

97353741

#### Address of Real Estate:

111 E. Chestnut ້າ**ໃ**ປunit 4800K

Chicago, Illinois 60611

DEFT-01 RECORDING

\$25.00

T40012 TRAN 5157 05/19/97 15:50:00

\$1526 \$ CG \*-97-353741

COOK COUNTY RECORDER

### **WARRANTY DEED**

THE GRANTOR, CHESTNUT STREET HOLDINGS, LLC, a Delaware limited liability company, 600 N.

Pearl Street, Suite 1550, City of Dallas, State of Texas for and in consideration of Texas Dollars. (\$10.00) Pearl Street, Suite 1550, City of Dallas, State of Texas for and in consideration of Ten and 00/100 **Dollars** (\$10.00), **CONVEYS** in hand paid. and WARRANTS THE GRANTEE, Jewel Kintzinger as IRUSTEE under AGREEMENT Q Octobra 17, 1994 for the Jewel and John Kintzinger having an address of Guenell Towa the following described

Real Estate situated in the County of Cock, in the State of Illinois, to wit:

UNIT 4800K 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 EACH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS,

GRANTOR ALSO HEREBY GRANTS TO 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, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

Subject to: general real estate taxes not due and payable at the time of closing; special taxes or assessments for improvements not yet completed after the Contract Date; building, building line, use or occupancy restrictions, conditions and covenants of record; zoning laws and 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 and its successors and assigns, for the benefit of all unit owners at the condominium, of the 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,

BOX 333-CTI

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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.

Thinlestead exemption caws of the state of fillions. TO TIAVE AIRD TO HOLD said prefitises tolever.
DATED this void day of May 1997
CHESTNUT STREET HOLDINGS, LLC,
a Delaware limited liability company
BY: Hudson Asset management, Inc.,
a Texas corporation, its managing member
By: Why
Its: SV2.3 1 1
STATE OF <u>Jivan</u> )
) SS.
COUNTY OF Lactor
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY
THAT THAT I Under the Managing of Hudson Asset Management, Inc., being the Managing
Member of Chestnut Street Holdings, Ltc, 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 delive ed the 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 May of 11124, 1997.
All the companion of the contraction of the contrac
Norman Public

My commission expires on 5/3 , 193.

& meningrammaning manuscript

#### PIN NUMBERS:

17-03-225-031-000	17-03-225-039-000
17-03-225-032-000	17-03-225-040-000
17-03-225-033-000	17-03-225-041-000
17-03-225-034-000	17-03-225-042-000
17-03-225-035-000	17-03-225-043-000
17-03-225-036-000	17-03-225-044-000
17-03-225-037-000	17-03-225-045-000
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MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:	
OR RECORDER'S OFFICE BOX NO.		
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