

UNOFFICIAL COPY

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
Unit 4800K
Chicago, Illinois 60611

DEPT-D1 RECORDING \$25.00
T40012 TRAN 5157 05/19/97 15:50:00
41526 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 Ten and 00/100 Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to THE GRANTEE, Jewel W. Kintzinger as Trustee under Agreement Dated October 17, 1999 for the Jewel and John Kintzinger Trust, having an address of Surrell House, the following described Real Estate situated in the County of Cook, 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, 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

76-61-096
JA/JS
DF
5-15

25.00
A

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MAIL TO: 	SEND SUBSEQUENT TAX BILLS TO:
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OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
521.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
200.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
910.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
999.00

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