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THIS DOCUMENT PREPARED BY

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

8857/0030 04 001 Page 1 of 3
1998-07-23 09:57:22
Cook County Recorder 25.00

Address of Real Estate:

111 E. Chestnut
Unit 5500K
Chicago, Illinois 60611

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, Lester A. Messenger and Andrea T. Bascon, husband and wife, as Tenants by the Entirety

having an address of 1555 N. Dearborn St., Chicago, IL 60610, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 5500K 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,

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MAIL TO: <u>Feiw Zittler</u> <u>120 W MADISON #1212</u> <u>Chicago IL 60602</u>	SEND SUBSEQUENT TAX BILLS TO: <u>L. Messinger</u> <u>111 E. Chestnut #55#</u> <u>Chicago IL 60614</u>
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OR RECORDER'S OFFICE BOX NO. _____

Property of Cook County Clerk's Office

5,298.75
Ent-b