

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

Handwritten notes: 88311368, 1998-04-20, 11:12:43, Cook County Recorder, 29.50, and a signature.

88311368

THE GRANTOR 33 W. Huron, L.L.C., an Illinois limited liability company, organized and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS and WARRANTS to Julia A. Boshko and Andrej Timofeev, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (5) provisions of the Illinois Condominium Property Act; (6) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; (7) acts of Grantee; (8) encroachments, if any, which are endorsed over by the title insurer; and (9) covenants, conditions, restrictions, permits, easements and agreements of record.

GRANTOR ALSO HEREBY GRANTS TO THE 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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Permanent Real Estate Index Number: 17-09-220-010; 17-09-220-011; 17-09-220-012;
17-09-220-024; and 17-09-220-025


Address of Real Estate: 511 30
33 West Huron, Unit ~~410~~ and P-~~KK~~
Chicago, Illinois 60610

98311368

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by William C. Moran, President of Meritrish Corporation, Manager of 33 W. Huron, L.L.C., an Illinois limited liability company this ___ day of April 1998.

33 W. HURON, L.L.C., AN ILLINOIS
LIMITED LIABILITY COMPANY

BY: MERITRISH CORPORATION, AN
ILLINOIS CORPORATION, ITS MANAGER

By: 
William C. Moran, President

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that William C. Moran, personally known to me to be the President of Meritrish Corporation, an Illinois Corporation, Manager of 33 W. Huron, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as President he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

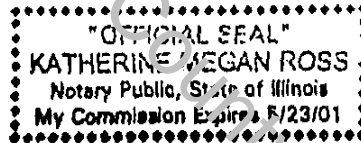
Given under my hand and official seal, this 10 day of April 1998.

98311368

Katherine Megan Ross
(Notary Public)

Prepared By:

Fuchs & Roselli, Ltd.
6 West Hubbard Street
Suite 800
Chicago, Illinois 60610-4695



Mail To:

Thomas R. Hitchcock
767 South State Street
Chicago, Illinois 60605



Name & Address of Taxpayer:

Andrej Timofeev & Julia A. Boshko
33 West Huron, Unit 511
Chicago, Illinois 60610

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EXHIBIT A

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UNIT 511 AND PARKING SPACE P-30 IN 33 W. HURON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOTS 2, 3, 4, AND 5 IN HIGGINS AND STROTHER'S SUBDIVISION OF LOTS 3, 4, 5, 12, 13, 14 AND THE EAST ½ OF LOTS 6 AND 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 9, 10 AND 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO DESCRIBED AS BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 9 AND RUNNING THENCE EAST 90 FEET; THENCE NORTH 20 FEET; THENCE WEST 90 FEET AND THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 20 FEET OF THE SOUTH 40 FEET OF LOTS 9 AND 10 AND THE WEST 10 FEET OF THE NORTH 20 FEET OF THE SOUTH 40 FEET OF LOT 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 2 IN ASSESSOR'S DIVISION OF THE WEST ½ OF LOTS 6 AND 11 ALL OF LOTS 7, 8, 9, AND 10 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

SUB-PARCEL A:

THE NORTH 46 FEET OF THE SOUTH 86 FEET OF LOTS 9 AND 10 AND OF THE WEST 10 FEET OF LOT 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

ALSO

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SUB-PARCEL B:

THE NORTH 23 FEET OF LOTS 9 AND 10 AND THE NORTH 23 FEET OF THE WEST 10 FEET OF LOT 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

ALL THAT PART OF THE VACATED NORTH-SOUTH 9 FOOT ALLEY LYING EAST OF AND ADJOINING THE EAST LINE LOTS 1, 2 AND 3 IN ASSESSOR'S DIVISION AFORESAID, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOT 5 AND LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED WEST 9 FEET, IN HIGGINS AND STROTHER'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 1 IN HIGGINS AND STROTHER'S SUBDIVISION OF LOTS 3, 4 AND 5, THE EAST 1/2 OF LOT 6 AND THE EAST 1/2 OF LOT 11 AND LOTS 12, 13 AND 14 IN BLOCK 25 IN THE NORTH PART OF WOLCOTT'S ADDITION TO CHICAGO IN THE NORTH PART OF THE NORTHEAST 1/34 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE WEST 31 FEET OF LOT 15 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO AFORESAID IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 30, 1998 AS DOCUMENT NUMBER 98247653, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY OF CHICAGO
REAL ESTATE TRANSACTION TAX

2520.00 *RAM*

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 16 1998
DEPT. OF REVENUE
193630

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR 16 1998
168.00

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