

THIS DOCUMENT PREPARED BY

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

Address of Real Estate:

111 E. Chestnut
Unit 1900H
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, Jonathan L. Sonnenschein and Erin K. Sonnenschein, husband and wife, as Tenants by the Entirety, ~~and not as tenants in common and not as joint tenants~~, having an address of 846 W. Armitage Ave., #3F, Chicago, IL 60614, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 1900H 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 04074363; TOGETHER WITH EACH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

DIN# 17-03-22-5-078-1140 111 E Chestnut, Unit 1900H, Chicago, IL 60611

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

Handwritten notes: 1/6, JND, SHRELL, 77225, 27973089

Handwritten number: 4

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MAIL TO: <u>SHARDN A. ZEHAS, ESQ.</u> <u>10020 SOUTH WESTERN AVENUE</u> <u>CHICAGO, IL 60643</u> Same ->	SEND SUBSEQUENT TAX BILLS TO: <u>JONATHAN L. SONNENSCHNEIN</u> <u>100 100 III E. CHESTNUT</u> #19H <u>CHICAGO IL 60611</u>
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OR RECORDER'S OFFICE BOX NO. _____

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