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1999-05-12 14:40:26
Cook County Recorder 27.50

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

2020474/ML
[Signature]



THE GRANTOR, 1500 Orleans 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 the GRANTEE, David K. Teaburg, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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M

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

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) 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, including encroachments, as to which the Title Insurer commits to insure Grantee against loss or damage; (7) acts of Grantee; and (8) covenants, conditions, restrictions, permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence.

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 PROPERTY DESCRIBED THEREIN.

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

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL, OR DID NOT HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

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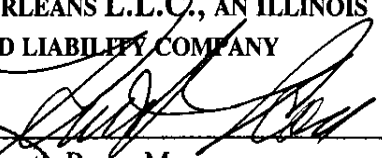
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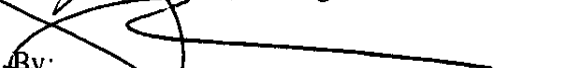
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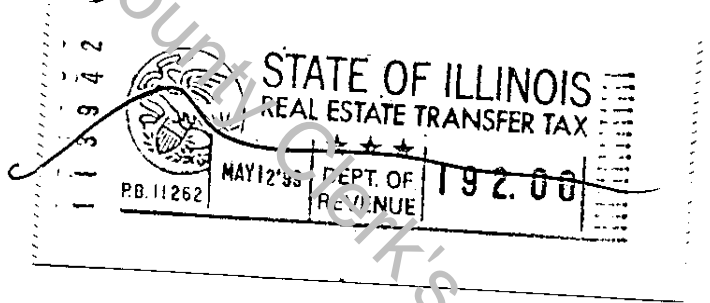
Address of Real Estate: 1500 North Orleans, Unit 2N and P-1
Chicago, Illinois 60622

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 Kenneth Ross and Antonio J. Torres, Managers of 1500 Orleans, L.L.C., an Illinois limited liability company this 5th day of May, 1999.

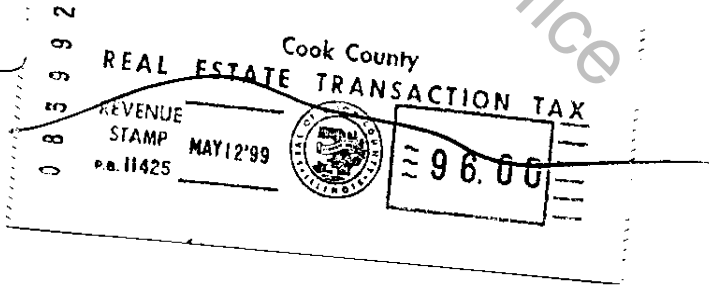
1500 ORLEANS L.L.C., AN ILLINOIS
LIMITED LIABILITY COMPANY

By: 
Kenneth Ross, Manager

By: 
Antonio J. Torres, Manager



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
203534 \$1,440.50
05/12/1999 11:24 Batch 07273 56



STATE OF ILLINOIS, COUNTY OF COOK ss.

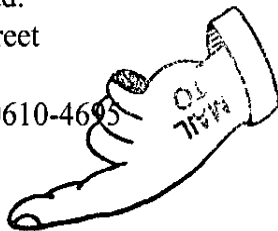
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Ross and Antonio J. Torres, personally known to me to be the Managers of 1500 Orleans L.L.C., an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their 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 5th day of May, 1999.

Katherine Megan Ross
(Notary Public)

Prepared By:

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



Mail To:

Patricia Capt
Carpenter & Capt
53 West Jackson, Suite 1511
Chicago, Illinois 60604

Name & Address of Taxpayer:

David K. Teaburg
1500 North Orleans, Unit 2N
Chicago, Illinois 60622

Property of Cook County Clerk's Office

LEGAL DESCRIPTION

PARCEL 1:

UNITS 2N AND P-1 IN THE CARRIAGE PLACE ON ORLEANS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 40, 41 AND 44 IN SUBDIVISION OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127, TO 134 INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99437750, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99437750.