

WARRANTY DEED **UNOFFICIAL COPY** 99562210

5617/0138 04 001 Page 1 of 4
1999-06-11 12:04:17
Cook County Recorder 27.00



THE GRANTOR, DEARBORN VILLAGE L.L.C. I, a limited liability company, created 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 the sum of Ten and No/100ths DOLLARS (\$10.00), in hand paid, and pursuant to the authority given by the Members of said company CONVEYS and WARRANTS to: ~~James M Seidler and Nicole M Seidler~~

not as joint tenants or tenants in common
M Chicago, IL 60647, the following described Real Estate
situated in the County of Cook in the State of Illinois, to wit:

1 of 3 st
but as tenancy by the entirety.

7814936
SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

NO abstract

Above Space for Recorder's Use Only

Permanent Real Estate Index Number(s): SEE ATTACHED SHEET.

Address(es) of Real Estate: 1813 South Clark Street, Unit U-3, Chicago, in the County of Cook, State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, Documents No.(s) _____ and to General Taxes for 1998 and subsequent years.

CTC

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 its Manager, this 1st day of June, 1999.

DEARBORN VILLAGE L.L.C. I

Impress
Corporate Seal
Here

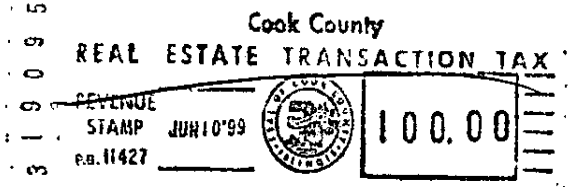
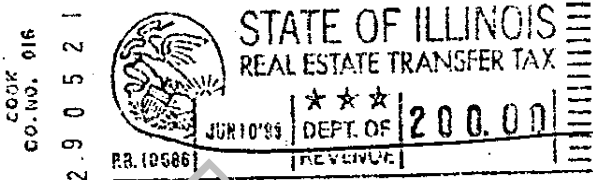
By:
Thomas Snitzer, not individually, solely as manager

BOX 333-CTI

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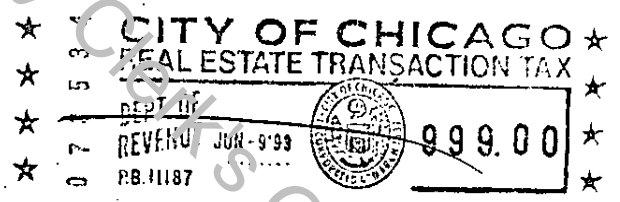


State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas Smitzer is personally known to me to be the manager of the Dearborn Village L.L.C. I, Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he 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 1st of June, 19 99. My commission expires _____, 19____.

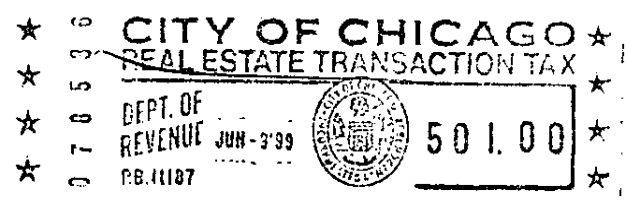
Mary J. Skins



This instrument was prepared by:

JAMES M. SENDLER
MAIL TO: 1813 S. CLARK ST #3
CHICAGO, IL 60616

DRANIAS, HARRINGTON & WILSON
77 WEST WASHINGTON STREET, SUITE 920
CHICAGO, IL 60602-2850



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STREET ADDRESS: 1813 S. CLARK ST UNIT 3
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-21-407-006-0000

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT U-3 IN THE DEARBORN VILLAGE III CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED FEDERAL STREET. WHICH SURVEY IS ATTACHED AT EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99533893 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF UP-3, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99533893.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO PARCEL 1 AND 2 FOR THE VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND UPON THE FOLLOWING DESCRIBED REAL ESTATE (WHICH EASEMENT SHALL TERMINATE UPON THE SUBMISSION OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY TO THE ILLINOIS CONDOMINIUM ACT BY AMENDMENT TO DEARBORN VILLAGE III CONDOMINIUM DECLARATION AS AN ADD-ON PARCEL): SAID REAL ESTATE DESCRIBED AS FOLLOWS. LOTS 2 THROUGH 7 IN BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THE WEST 1/2 OF VACATED S. FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF LOT 2 AND NORTH OF THE SOUTH LINE OF LOT 7 IN BLOCK 17 IN CANAL TRUSTEES; NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

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LOT 4 IN BLOCK 17 IN THE CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS OF EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE EAST 1/2 OF THE NORTH 1/2 OF LOT 5 IN BLOCK 17 IN THE CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS OF EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 5, (EXCEPT THE EAST 1/2 OF THE NORTH 1/2 OF LOT 5) ALL IN BLOCK 17 IN THE CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS OF EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 6 IN BLOCK 17 IN THE CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS OF EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 7 IN BLOCK 17 IN THE CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS OF EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, 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.

PIN NUMBERS: 17-21-407-005-0000; 17-21-407-006-0000; 17-21-407-007-0000;
17-21-407-008-0000; 17-21-407-009-0000; 17-21-407-010-0000;
17-21-407-011-0000; 17-21-407-012-0000; 17-21-407-013-0000;
17-21-407-016-0000.