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LEGAL DESCRIPTION:

(Permanent Real Estate Index No. 17-09-236-017)

~~PARCEL 1: UNIT NUMBER 506 & IN 300 WEST GRAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER=S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 6 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548808 TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.~~

~~PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 98548807.~~

~~PARCEL 3: THE EXCLUSIVE RIGHT TO USE PARKING SPACE 1 LOCATED ON THE FOLLOWING DESCRIBED LAND FOR THE PURPOSES OF PARKING VEHICLES AND INGRESS AND EGRESS THERETO, AS CREATED BY THE PARKING AGREEMENT DATED JUNE 24, 1998 AND RECORDED AS DOCUMENT NUMBER 98548809 AND SHOWN ON THE SITE PLAN ATTACHED THERETO, AND THE UNIT OWNER AGREEMENT DATED AND RECORDED AS DOCUMENT NUMBER, SAID LAND DESCRIBED AS FOLLOWS:~~

~~LOTS 14, 15, 16, 17 AND 18 IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER=S ADDITION TO CHICAGO IN SECTION 9, 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. (A)THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B)THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; OR 8 THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.~~

SEE THE REVERSE SIDE HEREOF WHICH IS HEREBY MADE A PART HERETO

THIS INSTRUMENT PREPARED BY: FIRST BANK and TRUST COMPANY OF ILLINOIS
300 East Northwest Highway, Palatine, Illinois 60067

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EXHIBIT A

99652966

PARCEL 1:

UNIT NUMBER 506 IN THE 300 WEST GRAND AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548808, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, UTILITIES, ENCROACHMENTS, INGRESS AND EGRESS, MAINTENANCE, COMMON WALLS AND STORAGE AND OTHER USES MORE SPECIFICALLY SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96179357 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 98548807

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98548808 AND AS AMENDED FROM TIME TO TIME

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, 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.

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(A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

COCK
CC. NO. 016
291649
P.B. 10686
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL-7'99
DEPT. OF REVENUE
325.00

139550
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUL-7'99
P.B. 11424
162.50

★ 079365 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-7'99 ★
★ P.B. 11187 ★
999.00

★ 079366 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-7'99 ★
★ P.B. 11187 ★
999.00

★ 079367 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-7'99 ★
★ P.B. 11187 ★
439.50