

WARRANTY DEED UNOFFICIAL COPY

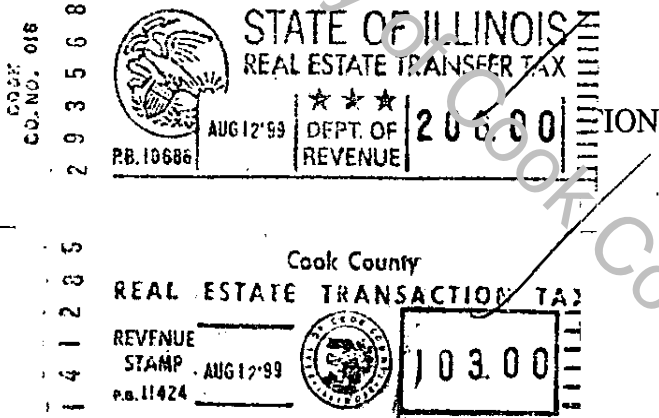
THE GRANTOR, DEARBORN VILLAGE L.L.C. I, a limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100ths DOLLARS (\$10.00), in hand paid, and pursuant to the authority given by the Members of said company CONVEYS and WARRANTS to: Jerry Chow, Betty Chow and Celine H. Chow,



99774434

7030/0149 92 001 Page 1 of 3
1999-08-13 11:00:50
Cook County Recorder 25.00

, currently residing at 3311 S. Wood Street, Chicago, IL, 60608, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Above Space for Recorder's Use Only

388

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

Address(es) of Real Estate: 1813 South Clark Street, Unit W-32, Chicago, in the County of Cook, State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, Documents No.(s) 99533872 and to General Taxes for 1998 and subsequent years.

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 11th day of August, 1999.

DEARBORN VILLAGE L.L.C. I

Impress
Corporate Seal
Here

By: [Signature]
Thomas Snitzer, not individually, solely as manager

BOX 333-CTI

*1002 NO Abstract
FD-1
CTI
7830550*

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

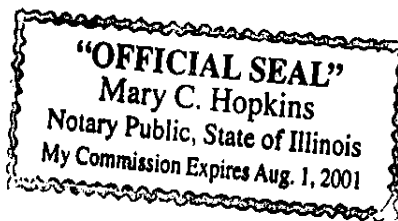
99774434

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that Thomas Snitzer personally known to me to be the **Manager of Dearborn Village L.L.C. I, an Illinois Limited Liability Company** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such manager, he signed and delivered the said instrument as manager of said company, pursuant to authority given by the 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 11th day of August, 1999.

Commission expires _____ 19__

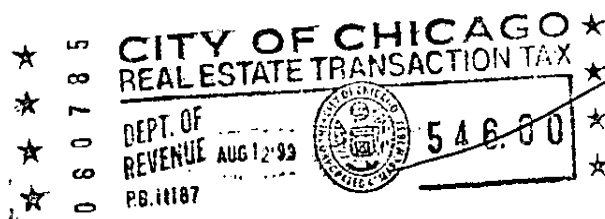
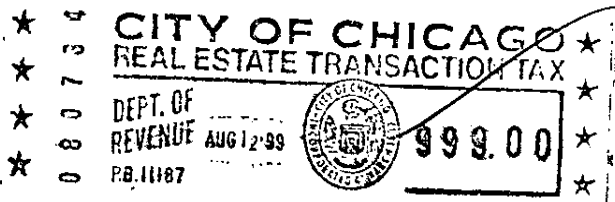
Mary C. Hopkins
NOTARY PUBLIC



MAIL TO:

THOMAS J. POLINSKI + ASSOC
5844 W. IRVING PARK RD
CHICAGO, IL 60634

*Received By
Dearborn Village*



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LEGAL DESCRIPTION

PARCEL 1:

99774434

UNIT W-32 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(S) OF VACATED FEDERAL STREET, WHICH SURVEY IS ATTACHED AT EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99533893 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF WP-32, 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 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.

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;