



WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)
CHESTNUT PLACE L.L.C.
21 W. Chestnut Street
Chicago, IL 60610

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 Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Kathleen E. Capodice and David W. Hampe, husband and wife, not as joint tenants, not as tenants in common, but as tenants by the entirety.

21 West Chestnut Street, Unit #1406/1408, Chicago, IL 60610 of the County of Cook, to wit:

PARCEL A:

UNIT #1406/1408 AND PARKING P-1a, P-1b, P-1c, IN THE 21 WEST CHESTNUT CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNELL'S ADDITION TO CHICAGO OF EAST 1/2 OF SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTH 10 FEET OF W. PEARSON STREET LYING WEST OF A LINE 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF N. STATE STREET AND EAST OF A LINE 218.10 FEET, MORE OR LESS, WEST OF THE WEST LINE OF SAID N. STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 OF BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 3 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 26, 1999 AS DOCUMENT NUMBER 99296268, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER #1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID, RECORDED AS DOCUMENT NUMBER 99296268, AS AMENDED FROM TIME TO TIME.

Near North National Title


WSP N9900845 60F3
N N N N

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UNOFFICIAL COPY


99801809

Property of Cook County Clerk's Office

COUNTY TAX	 REVENUE STAMP	AUG. 23. 99	# 0000006359	COOK COUNTY REAL ESTATE TRANSACTION TAX
				REAL ESTATE TRANSFER TAX
				00206.00
				FP326670

City of Chicago
Dept. of Revenue
210360
08/23/1999 11:24 Batch 01287 13

 Real Estate Transfer Stamp
\$3,090.00

STATE TAX	 COOK COUNTY	AUG. 23. 99	# 0000002983	STATE OF ILLINOIS
				REAL ESTATE TRANSFER TAX
				00412.00
				FP326660

UNOFFICIAL COPY

99801809

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 land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO:

General Real Estate taxes for 1999 and subject to the terms, provisions and covenants of the Condominium Documents recorded as document number 99296268, as amended from time to time; easements for public utilities and drainage, ingress and egress as contained in the document number 99296268, as amended from time to time; provisions, conditions and limitations as created by the Condominium Property Act; special service area as created under document 91075841.

Permanent Index Number(s) 17-04-450-042

Address(es) of Real Estate: 21 West Chestnut Street, #1406/1408, Parking P-1a/P-1b/P-1c, Storage #1, Chicago, IL 60610

Dated this 13th day of August, 1999

[Handwritten Signature]
Chestnut Place L.L.C., Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Joel M. Carlins, personally known to me to be a Manager of Chestnut Place L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing

IMPRESS instrument, appeared before me this day in person and acknowledged that as such NOTARY SEAL OFFICIAL SEAL HERE CATRINA JEFFERSON NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 07/07/2003 Chestnut Place L.L.C., as his free and voluntary act, and as the free and deed of said Chestnut Place L.L.C. for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of August, 1999
Commission expires July 7, 2003

Catrina Jefferson
Notary Public

This instrument was prepared by: David J. Carlins, 875 N. Dearborn Street, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO: *Kevin Cahill*
19 S. Kasalle Street #802
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

[Hand-drawn arrow pointing to the address above]