UNOFFICIAL CO747/00/3 16 001 Page 1 0

1999-09-07 15:16:28

Cook County Recorder

27.50

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



1003 2023080 PD

THE GRANTOR, CITY CENTER LOFTS L.L.C., a Limited Liability Company, duly organized and validly 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 LISA G NIPOLES, PHYLLIS E. NAPOLES and FLORENCE M. NAPOLES,

in joint tenancy and not εs venants in common

Address: Unit 1210, 212 W. Washington Street, Chicago, IL 60606 the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERE IO AND MADE A PART HEREOF

UM

Address of Real Estate: UNIT(S) 1210 and P5-28

212 WEST WASHINGTON STREET, CHICAGO, ILLINOIS

Permanent Real Estate Index Numbers: 17-09-444-007, 17-09-444-008, 17-09-444-009

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 Managers this 3 day of <u>September</u>, 1999.

CITY CENTER LOFTS L.L.C., an Illinois

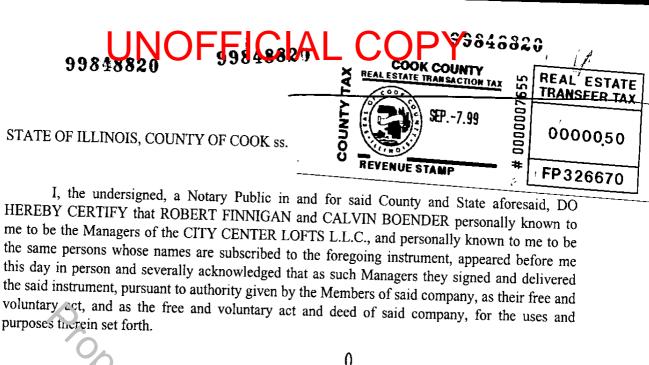
Limited Liability Company

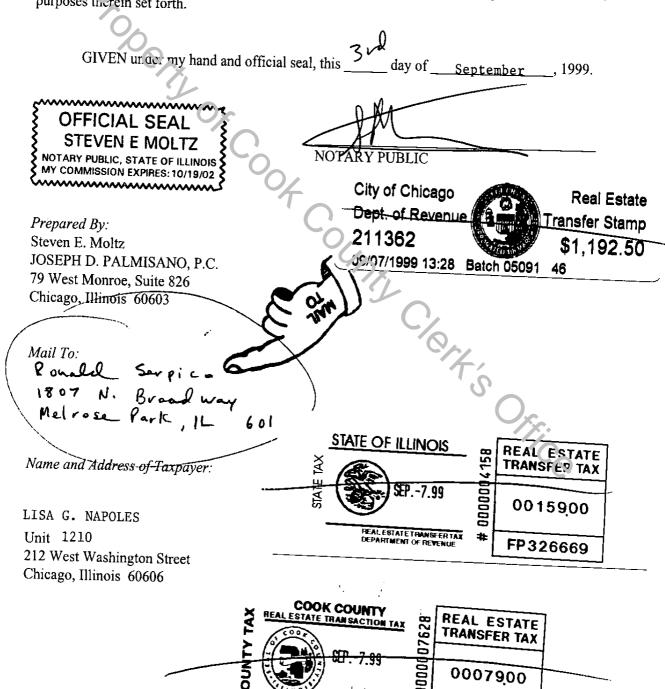
BY:

ROBERT FINNIGAN, Manager

 \mathbf{RV}

CALVIN BOENDER, Manager





FP326670

UNOFFICIAL COPY

EXHIBIT "A"

99848820

PARCEL A:

UNIT(S) 1210 and P5-28 IN CITY CENTER CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE FOLLOWING 5 PARCELS OF LAND TAKEN AS ONE TRACT OF LAND;

PARCEL 1:

SUB LOTS ' TO 8 IN THE CANAL TRUSTEES' SUBDIVISION OF LOT 5 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PR NC PAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

THE VACATED 10 FOGT ALLEY LYING SOUTH OF AND ADJOINING LOT 4, AFORESAID AND LYING NORTH OF AND ADJOINING LOTS 5 TO 8 IN THE CANAL TRUSTEES' SUBDIVISION OF LOT 5, AFORESAID, VACATED BY ORDINANCE RECORDED JULY 10, 1907 AS DOCUMENT NUMBER 4064417, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 6 IN BLOCK 41 IN THE ORIGINAL 10WN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PLINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

SUB-LOTS 1 AND 2 IN CANAL TRUSTEES' SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINO'S

PARCEL 4:

SUB-LOT 3 IN CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DESCRIBED AS FOLLOWS:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 42.68 FEET ABOVE CHICAGO CITY DATUM, AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 170.50 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PART OF SAID TRACT; BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT, 79.14 FEET EAST OF THE SOUTHWEST CORNER; THENCE NORTH 62.52 FEET; THENCE EAST 83.36 FEET; THENCE NORTH 118.31 FEET TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG SAID NORTH LINE 59.60 FEET TO THE NORTHEAST CORNER OF TRACT; THENCE SOUTH ALONG EAST LINE OF TRACT, 180.83 FEET TO THE SOUTHEAST CORNER OF TRACT; THENCE WEST ALONG SOUTH LINE OF TRACT 142.96 FEET TO THE POINT OF BEGINNING.

99848820

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99530392, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS MADE BY CITY CENTER LOFTS L.L.C. AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1998 AND KNOWN AS TRUST NUMBER 121802 RECORDED AS DOCUMENT 99530391.

ADDRESS: UN(T,S) 1210 and P5-28
212 WEST WASHINGTON STREET, CHICAGO, ILLINOIS 60606

P. I. N. 17-09-444-007 17-09-444-008 17-09-444-009

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 1999 AS DOCUMENT 99530392 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SALD DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (3) APPLICAPLE ZONING AND BUILDING LAWS AND ORDINANCES; (4) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (5) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (6) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD; DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (OPERATING DECLARATION) HERETOFORE RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF 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 FOR 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.