

2023/10/19/12/1  
WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

99907482  
794 70109 32 001 Page 1 of 2  
1999-09-24 13:08:57  
Cr 23.50



THE GRANTOR, 811 N. Racine, LLC., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: Chris Uphues, 1350 N. Wells St. #F220, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):  
17-05-415-019-0000

Address of Real Estate: 811-813 N. Racine, Unit 811-2R/PU-1  
Chicago, Illinois

(above space for recorder only)

23

SUBJECT TO: SUBJECT TO: 1) Real estate taxes not yet due and payable; 2) special taxes or assessments for improvements not yet completed and other assessments or installations thereof not due and payable at the time of closing; 3) applicable zoning and building laws or ordinances; 4) reservation by the Seller to itself and its successors and assigns, for the benefit of all Unit owners at the Condominium, of the rights and easements set forth in the Declarations including any and all amendments and exhibits thereto; 5) provisions of the Condominium Property Act of Illinois; 6) acts done or suffered by Buyer, or anyone claiming, by, through or under Buyer; and 7) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 23<sup>rd</sup> day of September, 1999.

811 N. Racine, LLC  
Illinois Limited Liability Company

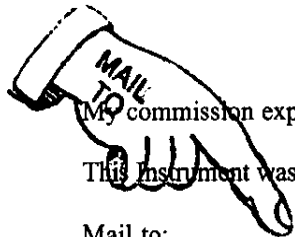
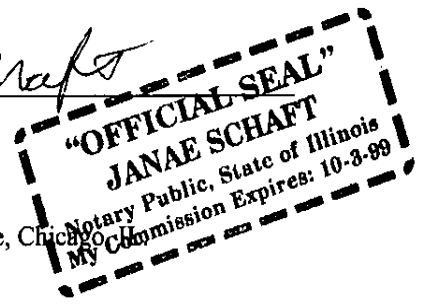
BY:   
Michael Pomerantz, Manager

State of Illinois )  
                          ) ss  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael Pomerantz, Manager of 811 N. Racine, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of September, 1999.

Notary Public



My commission expires: 10-3-99

This instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, Illinois

Mail to:  
~~Calvin Bernstein~~ Michelle Lass  
180 N. LaSalle Street Suite 1925 1530 W.  
Chicago, Illinois 60604 Fullerton

Send subsequent tax bills to:  
Chan Galbato and Tracy Coster  
1201 N. Astor Unit G  
Chicago, Illinois

# UNOFFICIAL COPY

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## Legal Description

Unit 811-2R and PU-1 in the RACINE MANOR as delineated on a survey of the following described real estate: Lots 30 and 31 in Harbine and Roman's Subdivision of that Part of the Southeast 1/4 of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached to the Declaration of Condominium made by 811 N. Racine, L.L.C. formerly known as CAP, LLC and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 99828816 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

COMMONLY KNOWN AS 811-13 N. Racine, Chicago, Illinois

P.I.N. 17-05-415-019-0000


"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 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."


THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

City of Chicago  
Dept. of Revenue  
212377  
09/24/1999 11:37 Batch 07260 42

Real Estate  
Transfer Stamp  
\$1,687.50



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
SEP. 24. 99



# 0000009062  
FP326670  
00112.50  
REAL ESTATE  
TRANSFER TAX

STATE OF ILLINOIS  
STATE TAX  
SEP. 24. 99  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

0000004999  
#

REAL ESTATE TRANSFER TAX
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