

UNOFFICIAL COPY

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1999-10-07 12:35:03
Cook County Recorder. 25.00



99948449

This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602

WARRANTY DEED

This indenture, made September 3, 1999 between Canal Street Lofts L.L.C., an Illinois limited liability company ("Grantor") and Scott Brownson ("Grantee") whose address is: 2422 N. Racine, Chicago, Illinois.

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

Parcel 1

Units 1410 and P-19 in Randolph Place Residences Condominium as delineated on a survey of the following described real estate:

Certain Lots or parts of Lots in Block 29 in Original Town of 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 97984169, and to the Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Randolph Place Residences Condominium Association recorded as Document Number 08192544; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2

Easements for the benefit of Parcel 1 for ingress, egress, use, support, maintenance and enjoyment as set forth in the Declaration of Covenants, Conditions, Restrictions, and Easements Recorded as Document Number 08192543.

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, as rights and easements appurtenant to the

BOX 333-CTI

7836496 Fl Canal 1073
No Abstract

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COOK CO. NO. 016

17138



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

OCT-5'99

P.B. 10776

DEPT. OF
REVENUE

144.50

14378

Coak County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP

OCT-5'99

P.B. 11424



72.25

063244

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE

OCT-5'99

P.B. 11187



84.75

083243

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF
REVENUE

OCT-5'99

P.B. 11187



999.00

99948449

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 of Condominium 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 of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 165 N. Canal Street, Chicago, Illinois. Permanent index number: 17-09-325-004-0000 (pre-conversion).

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

No tenant of the Unit had a right of first refusal to purchase the Unit.

In Witness Whereof the Grantor has executed this Deed as of the date first above written.

Canal Street Lofts L.L.C.,
an Illinois limited liability company

By: HLL Corporation, an Illinois
corporation, its manager

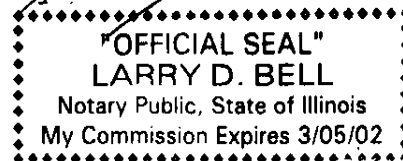
By: *[Signature]*
its secretary

State of Illinois))ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Harry Huzenis, secretary of HLL Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing - instrument as such vice president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of HLL Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, September 3, 1999.

[Signature]
Notary Public



Upon recordation, return to:

DEAN G. GALANPOULOS
340 W. BUTTERFIELD RD.
ELMHURST, IL 60126
#97-901

MAIL TAX BILL TO: SCOTT J. BRONSON
2422 N. RACINE
CHICAGO, IL 60614