



Address of Real Estate:

111 East Chestnut Street  
Unit 4B-11  
Chicago, Illinois 60611

WARRANTY DEED

The GRANTOR, CHESTNUT STREET HOLDINGS, LLC, a Delaware limited liability company, 505 North Lake Shore Drive, Suite 214, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other goods and valuable considerations in hand paid, does hereby Convey and Warrant to the GRANTEE,

MICHAEL TORRESSO

having an address of 111 E CHESTNUT #57F CHICAGO, ILLINOIS 60611  
the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER(S) 4B-11 IN THE 111 EAST CHESTNUT GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 2\*, 2A, 2A\*, 2B, 2C, 2D, 2E, 2G, 2H\*, 2I\*, 2J\*, 2K\* AND 2L\* IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF 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 AS DOCUMENT NUMBER 08193114; TOGETHER WITH EACH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE GRANT OF EASEMENTS RELATING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS, RECORDED DECEMBER 22, 1994 AS DOCUMENT 04074562 MADE BY LASALLE NATIONAL TRUST N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBER 118065 OVER AND UPON PROPERTY DESCRIBED THEREIN.

P.I.N. #: 17-03-225-047; 17-03-225-050; 17-03-225-051; 17-03-225-056; 17-03-225-057; 17-03-225-058; 17-03-225-063; 17-03-225-072; 17-03-225-073; 17-03-225-074; 17-03-225-075; AND 17-03-225-076 (AFFECT THE PROPERTY IN QUESTION AND OTHER PROPERTY)

"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, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

BOX 333-CT1

Vertical handwritten notes on the left margin: "No AR 2/78 26 899 DB @ CT 1"

Handwritten mark resembling the number "2" on the right margin.

# UNOFFICIAL COPY

CDP 016  
CO. NO. 296175  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
OCT 13 '99  
DEPT. OF REVENUE  
P.B. 19C36  
37.00

Cook County  
REAL ESTATE TRANSACTION TAX  
OCT 13 '99  
DEPT. OF REVENUE  
P.B. 11627  
18.50

013502  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
OCT 13 '99  
DEPT. OF REVENUE  
P.B. 11187  
227.50

013503  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
OCT 13 '99  
DEPT. OF REVENUE  
P.B. 11187  
50.00

99969577

Property of Cook County Clerk's Office

Subject to: General real estate taxes not yet due and payable at the time of closing; special taxes or assessments for improvements not yet completed after the Contract Date; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the 111 East Chestnut Condominium Association (the "Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois (the "Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurer commits to insure Buyer against loss or damage, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 2nd day of September, 1999.

CHESTNUT STREET HOLDINGS, LLC,  
a Delaware limited liability company

BY: 111 East Chestnut Consultants, Inc.,  
an Illinois corporation, its managing member

BY: Nicholas V. Gouletas (Seal)  
NAME: Nicholas V. Gouletas  
ITS: Vice-President

State of Illinois  
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas V. Gouletas of 111 East Chestnut Consultants, Inc., being a member of Chestnut Street Holdings, 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 acknowledge that he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 2nd day of September, 1999.



Mary Beth Stamos  
Notary Public

After recording, please mail to:

MICHAEL TORRESSO  
111 E. CHESTNUT #57F  
CHICAGO IL 60611

Please send subsequent tax bills to:

MICHAEL TORRESSO  
111 E. CHESTNUT #57F  
CHICAGO IL 60611