

WARRANTY DEED

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99153578 03 001 Page 1 of 3
1999-02-16 15:09:53
Cook County Recorder 25.00



King

DB

CTIC # 7789181 LAW L. MILLER 10/2

THE GRANTOR, DEARBORN VILLAGE L.L.C. I, 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 the sum of Ten and No/100ths DOLLARS (\$10.00), in hand paid, and pursuant to the authority given by the Members of said company CONVEYS and WARRANTS to: Sean Fitzgerald and Tina ~~XXXXXXXXXX~~ ^{M. FITZGERALD*}, NOT AS TENANTS IN COMMON, OR JOINT TENANCY, BUT AS TENANCY BY THE ENTIRETY ~~OF HUSBAND AND WIFE~~ ^{* HUSBAND AND WIFE}, currently residing at 6250 W. Eddy, Chicago, IL 60634, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

Above Space for Recorder's Use Only

Permanent Real Estate Index Number(s): SEE ATTACHED SHEET.

Address(es) of Real Estate: 1812 South Clark Street, Unit S-9, Chicago, in the County of Cook, State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, Documents No.(s) _____ and to General Taxes for 199__ and subsequent years.

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 Manager, this 27th day of January, 19 99.

DEARBORN VILLAGE L.L.C. I

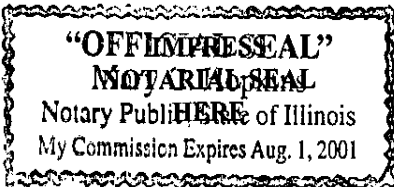
BOX 333-CTI

Impress
Corporate Seal
Here

By: [Signature]
Thomas Snitzer, not individually, solely as manager

3

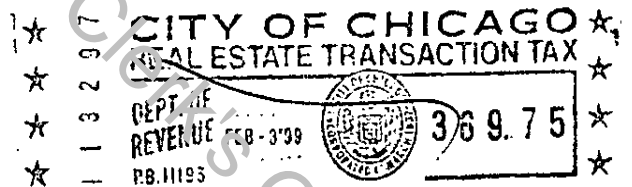
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas Snitzer is personally known to me to be the manager of the Dearborn Village L.L.C. I, Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person and severally acknowledged



that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th of January, 19 99. My commission expires _____, 19____.

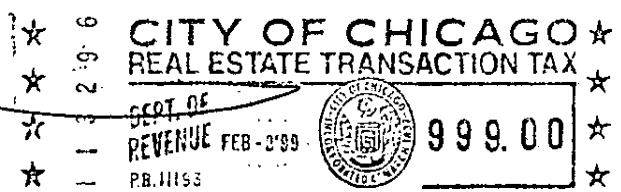
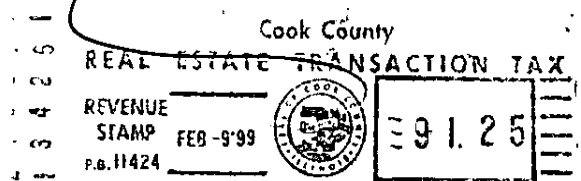
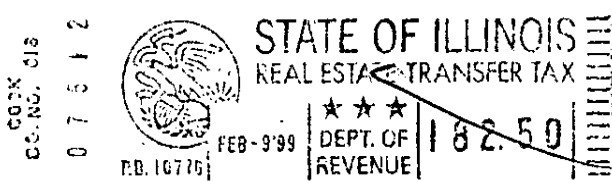
Mary C. Hopkins



This instrument was prepared by:

MAIL TO: SEAN FITZGERALD
1812 S. CLARK ST. UNIT 5-9
CHICAGO, IL 60606

DRANIAS, HARRINGTON & WILSON
77 WEST WASHINGTON STREET, SUITE 920
CHICAGO, IL 60602-2850



LEGAL DESCRIPTION

PARCEL 1: UNIT NO S-9 IN THE DEARBORN VILLAGE CONDOMINIUM V AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

PARCEL 2: THE EAST 78 FEET OF LOTS 1,2 AND 3 (TAKEN AS A TRACT) (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, THENCE SOUTH A DISTANCE OF 70 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF SAID LOT 3, 78 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT 1 TO A POINT IN THE NORTH LINE OF SAID LOT 3, 78 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINES OF SAID LOT 1, 2 AND 3 TO THE POINT OF BEGINNING) IN JOHNSON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 18 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EAST 78 FEET OF LOTS 3,4, 5, 6 AND 7 IN BLOCK 18 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 4: THE EAST 78 FEET OF FOLLOWING DESCRIBED PREMISES: THAT PART OF THE EAST AND WEST ALLEY LYING BETWEEN THE EAST LINE OF LOT 1 AND THE WEST LINE OF LOT 3 IN JOHNSON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 18 AND AFORESAID LINE EXTENDED SOUTH TO THE NORTH LINE OF LOT 3 IN BLOCK 18 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08189527 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5: THE EXCLUSIVE RIGHT TO THE USE OF SP. 8 AND 12-B, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER

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 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 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.

PINS: 17-21-410-009
17-21-410-010