**98/4/0285 45 001 Page 1 of** 

1999-02-25 13:14:47

Cook County Recorder

25.50

N9802228 MIL SR

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)
PARK NEWBERRY L.L.C.
875 N. Dearborn Street
Chicago, IL 60610



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 Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member-of said limited liability company, CONVEYS and WARRANTS to Nell Lewis, an unmarried woman.

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55 W. Delaware Place, Unit 4709, Parking P-213, Storage #213, Chicago, IL 60610 of the County of Cook, to wit.

UNIT 709, AND PARKING SPACE 7-2 3, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE #213, IN THE PARK NEW BEKRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ES 17. TE:

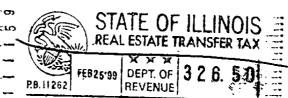
LOTS 1 TO 26, BOTH INCLUSIVE, IN THE LESUBDIVISION OF BLOCK 7 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PROCUPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXH'BY: "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 1998 AS DOCUMENT NUMBER 98154431, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and casements 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 ensembles set forth in said declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

#### SUBJECT TO:

General real estate taxes for 1998, 1999 and subject to the terms, provisions and covenants of document number 98154431, as amended from time to time. Under the provisions of the Illinois Condominium Property Act, special service area as created under document 91075841, unrecorded easement for manholes, catch basins, light poles and fire hydrant easement, Com. Ed., Illinois Bell under document number 97624846, easement for cable 98039024.



# UNOFFICIAL COP9/188993

Permanent Index Number (s) 17-04-441-001, 17-04-441 and 17-04-441-023.	-002, 17-04-441-003, 17-04-441-004, 17-04-441-022,
Address(es) of Real Estate: 55 W. Delaware Place, U	Jnit #709, Parking P-213, Storage #213, Chicago, IL
Dated this 19th day of February, 1999.	
	Park Newberry L.L.C., Manager
<b>%</b> -	
State of Illinois, County of Cook ss. I, the undersigne	d, a Notary Public, in and for the County and State
aforesaid, CERTIFY that Joel M. Carlins, personally L.L.C., and personally known to me to be the same per	known to me to be the Manager of Park Newberry
	ne this day in person and acknowledged that as such
NOTARY SEAUFICIAIManager, he signed and delive	
A LECTEDION	
voluntary act and deed or sai	L.C., as his free and voluntary act, and as the free and d Park Newberry L.L.C., for the uses and purposes
My Commission Expires Doi 22/99  There by set forth	or construction of
	O .
Given under my hand and official seal, this 19 <sup>th</sup> Commission expires May 22 1999.	_day of, 1999
19 <u>99</u> .	
Ľe	atuna Scheison
<del></del>	Notar, Public
	0
This instrument was prepared by: David J. Carlins, 875 N. Dearborn Street, Ch cago, IL 60610	
	0.
	GENID GUIDGEGUENEE EL VI DA GENE
	SEND SUBSEQUENT TAX BILLS TO:
MAIL TO	Nell Lewis
P	55 W. Delaure#709
	- John Coopy E.
	Chicago 12 60610
	Cook County
William I. M. Andrew I. M.	REAL ESTATE TRANSACTION TAX
ME DINIAN	_ REVENUE
	STAMP FEB 25'99 6 3. C 3
	Benganganian a saddappropaga

# **UNOFFICIAL COPY**

### EXHIBIT "A"

99188993

#### LEGAL DESCRIPTION

UNIT #709, PARKING P-213, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE #213, A LIMITED COMMON ELEMENT IN THE PARK NEWBERRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 1 TO 26 BOTH INCLUSIVE, IN THE RESUBDIVISION OF BLOCK 7 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANCE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHIC: SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 1998 AS DOCUMENT NUMBER 98154431, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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17-04-441-001

17-04-441-002

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17-04-441-003

17-04-441-022

17-04-441-022

17-04-441-023

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