

UNOFFICIAL COPY

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1999-04-19 08:48:02
Cook County Recorder 25.50

19900487 JW (D) 3



Near North
National Title

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

CHESTNUT PLACE L.L.C.

21 W. Chestnut Place

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 Sarah Mirza, a single woman and Flora M. Mirza, a widow not since remarried, as joint tenants.

21 West Chestnut Place, Unit #705, Parking #10, Storage #10, Chicago, IL 60610 of the County of Cook, to wit:

UNIT #705, PARKING P-10, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE #10, A LIMITED COMMON ELEMENT IN THE 21 WEST CHESTNUT PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

PARCEL 1:

LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNELL'S ADDITION TO CHICAGO OF EAST 1/2 OF SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTH 10 FEET OF W. PEARSON STREET LYING WEST OF A LINE 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF N. STATE STREET AND EAST OF A LINE 218.10 FEET, MORE OR LESS, WEST OF THE WEST LINE OF SAID N. STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 OF BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN 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 3-26-99 AS DOCUMENT NUMBER 99296268, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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99370796
Property of Cook County Clerk's Office

City of Chicago
Dept. of Revenue
202006
04/16/1999 11:57 Batch 3746 26



Real Estate
Transfer Stamp
\$1,601.25

112769
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 16 '99
DEPT. OF REVENUE
213.50
PB. 11262



084947
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR 16 '99
166.75
P.B. 11425



99370700

SUBJECT TO:

General Real Estate taxes for the years 1998 and 1999 and subject to the terms, provisions and covenants of the Condominium Documents recorded as document number 99296268, as amended from time to time; easements for public utilities and drainage, ingress and egress as contained in the document number 99296268, as amended from time to time; provisions, conditions and limitations as created by the Condominium Property Act; special service area as created under document 91075841; and Covenant recorded as document number 98264447 for maintenance and repair of the common sewer lines.

Permanent Index Number(s) 17-04-450-042

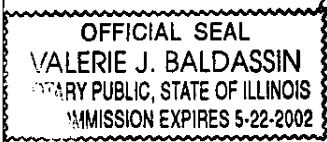
Address(es) of Real Estate: 21 West Chestnut Place, #705, Parking #10, Chicago, IL 60610

Dated this 29th day of March, 1999.

[Signature]
Chestnut Place L.L.C., Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that David J. Carlins, personally known to me to be a Manager of Chestnut Place L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing IMPRESS instrument, appeared before me this day in person and acknowledged that as such NOTARY SEAL Manager, he signed and delivered the said instrument, pursuant to authority given HERE by the Chestnut Place L.L.C., as his free and voluntary act, and as the free and voluntary act and deed of said Chestnut Place L.L.C. for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of March 1999.
Commission expires May 22, 2002.



Valerie J. Baldassin
Notary Public

This instrument was prepared by: David J. Carlins, 875 N. Dearborn Street, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

SEND SUBSEQUENT TAX BILLS TO:

[Signature]
Chokhalder Telson, P.C.
225 W. Washington Street
Suite 1300
Chicago, Illinois 60606

Sarah Mirza
21 West Chestnut
Unit 705
Chicago, Illinois 60610