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2000-09-11 15:38:33
Cook County Recorder 51.50



WARRANTY DEED

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The Grantor, CAPITOL HILL LOFTS, INC., an Illinois corporation, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to James R. Reedy, ~~not in tenancy in common, but in joint tenancy~~, of Capitol Hill Lofts Condominium the following described real estate situated in the County of Cook in the State of Illinois, to wit:

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D

[See Attached Exhibit A]

Grantor also hereby grants to Grantee(s), their 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 Condominium Declaration and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

SUBJECT TO:

1. Real Estate taxes not yet due and payable;
2. The Illinois Condominium Property Act;
3. The Declaration of Condominium Ownership for Capitol Hill Lofts Condominium;
4. Covenants, conditions and restrictions and building lines of record;
5. Easements existing or of record;
6. Acts done or suffered by Grantee(s);
7. Existing leases of or licenses with respect to portions of the Common Elements, if any; and
8. Special taxes or assessments or installations thereof, not due and payable.

TICOR TITLE INSURANCE

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EXHIBIT A

UNIT NUMBER 405 IN THE CAPITOL HILLS LOFT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OR PARTS OF LOFTS 1, 4, 5, AND 8 IN BLOCK 28 IN SCHOOL SECTION ADDITION TO CHICAGO SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00,~~494,209~~; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COOK COUNTY ILLINOIS.

THE RIGHT TO USE OF P23 A LIMITED COMMON ELEMENT. AS DELINEATED ON THE SURVEY ATTACHED TO THE AFOREMENTIONED DECLARATION.

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This instrument was prepared by:

Brian Meltzer
MELTZER, PURTILL & STEELE
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Suite 250
Schaumburg, Illinois 60173
(847) 330-2400

AFTER RECORDING, MAIL TO:

James R Reedy
635 West Jackson #405
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

James R Reedy
625 West Jackson #405
Chicago, IL 60661

