

UNOFFICIAL COPY

00742901

4/21/0300 05 001 Page 1 of 3  
2000-09-22 15:46:17  
Cook County Recorder 25.00

WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL



THE GRANTOR, Melk Development/MCL Cornell Square L.P., an Illinois limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

MICHAEL J. FLAHERTY and CHRISTINE FLAHERTY, <sup>Husbands & Wife.</sup>  
of 70 W. BURTON, #3104, CHICAGO, IL 60610

<sup>NOT</sup> ~~6000~~ in Tenancy in Common, <sup>NOT</sup> ~~but~~ in JOINT TENANCY, <sup>BUT IS TENANT BY THE ENTIRETY.</sup> the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 20-11-217-036-

Address of Real Estate: 4926-C S. CORNELL, Chicago, IL 60615

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Stacey L. Thomas, Vice-President of MCL Ventures, Inc., an Illinois Corporation, its general partner, this 24th day of July, 2000.

Melk Development/MCL Cornell Square L.P.,  
a Illinois limited partnership

By:   
Stacey L. Thomas, Vice-President

COOK  
CO. NO. 016

3 0 9 3 5 2



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

SEP 21 '00

DEPT. OF  
REVENUE

275.00

PB. 10686

3 3 6 4 5 6

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP SEP 21 '00  
P.B. 11427



137.50

BOX 333-CTI

7843869 J.R. 1082 No Abstracts

3  
TA

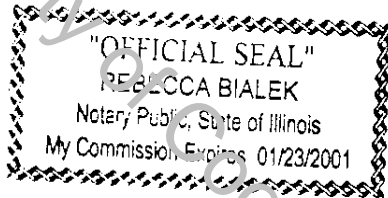
# UNOFFICIAL COPY

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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 Stacey L. Thomas personally known to me to be the Vice-President of MCL Ventures, Inc., 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 severally acknowledged that as the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on July 24, 2000.


IMPRESS  
NOTARIAL SEAL  
HERE




Rebecca Bialek  
Notary Public

1/23/2001  
My Commission Expires

This instrument was prepared by MCL Companies, 455 E. Illinois, Suite 565, Illinois 60611.

|   |        |   |   |
|---|--------|---|---|
| ★ | 095632 | CITY OF CHICAGO   | ★ |
| ★ |        | REAL ESTATE TRANSACTION TAX   | ★ |
| ★ |        | DEPT. OF REVENUE SEP 21 '00   | ★ |
| ★ |        | P.B. 11187  | ★ |
|   |        |  |   |
|   |        | 999.00  | ★ |

|   |        |   |   |
|---|--------|---|---|
| ★ | 095633 | CITY OF CHICAGO   | ★ |
| ★ |        | REAL ESTATE TRANSACTION TAX   | ★ |
| ★ |        | DEPT. OF REVENUE SEP 21 '00   | ★ |
| ★ |        | P.B. 11187  | ★ |
|   |        |  |   |
|   |        | 999.00  | ★ |

|   |        |   |   |
|---|--------|---|---|
| ★ | 055634 | CITY OF CHICAGO   | ★ |
| ★ |        | REAL ESTATE TRANSACTION TAX   | ★ |
| ★ |        | DEPT. OF REVENUE SEP 21 '00   | ★ |
| ★ |        | P.B. 11187  | ★ |
|   |        |  |   |
|   |        | 64.50   | ★ |

Mail to: Patrick Smith  
401 N. Michigan #1900  
Chicago IL 60611

Send subsequent Tax Bill To:  
Michael Flaherty  
4726-C S. Corbell  
Chicago, IL 60615

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT A-3 IN CORNELL SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN CORNELL SQUARE SUBDIVISION IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 12 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95639734, AS AMENDED FROM TIME TO TIME AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED JANUARY 30, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96078812, AND THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 1996, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96811604, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS, USE AND ENJOYMENT, OVER AND UPON AND DESCRIBED AND SET FORTH IN DECLARATION OF EASEMENT, RECORDED AS DOCUMENT 95580574 AND IN DEED RECORDED AS DOCUMENT \_\_\_\_\_.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AN 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; 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 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.

REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR CORNELL SQUARE CONDOMINIUM AS AMENDED (THE "DECLARATION", OR PLAT OF RESUBDIVISION AND A RESERVATION BY CORNELL SQUARE CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNED, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; UTILITY EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; EASEMENT FOR INGRESS/EGRESS FOR CORNELL SQUARE SINGLE FAMILY RESIDENCES; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); ORDINANCES RECORDED AS DOCUMENT NO. 6753370 TO 6753376; HYDE PARK RENEWAL REDEVELOPMENT AREA RECORDED AS DOCUMENT NO. 18240483; COVENANT IN DECLARATION RECORDED AS DOCUMENT NO. 25142557; COVENANTS AND EASEMENTS IN DEED RECORDED AS DOCUMENT NO. 94661055; RESERVATIONS IN CERTIFICATE RECORDED AS DOCUMENT NO. 9617725; NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF RETAINING WALL RECORDED AS DOCUMENT NO. 94661055; SEWER ACCESS EASEMENT RECORDED AS DOCUMENT NO. 2760471 AND GRANT RECORDED AS DOCUMENT NO. 3423136; COVENANT RECORDED AS DOCUMENT NO. 95027480; DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 95580574 AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER BUYER AGAINST LOSS OR DAMAGE.