

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

(Corporation to Individual)

① 20313108 MTC MR

THE GRANTOR, MMB, INC., a corporation,
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 (\$10.00)
DOLLARS, in hand paid, and pursuant to
authority given by the directors of the
corporation, CONVEYS and WARRANTS to
ROGER SULLIVAN, of 231 West Pensacola,

Chicago, Illinois 60618

the following described Real Estate
situated in the County of Cook in the
State of Illinois, to wit: See attached
legal description.

THIS DEED BEING RERECORDED TO ADD PARKING SPACE
TO LEGAL DESCRIPTION

P.I.N.: 14-17-102-012

Address of Real Estate:

4711-13 N. Dover, Unit 3-South & P-1, Chicago, IL 60640

Dated this 26 day of September 1996.

96760173

PLEASE PRINT
OR TYPE NAMES
BELOW
SIGNATURES

MMB, INC, an Illinois corporation

BY: Alex Bernhardt
Alex Bernhardt, its president

(SEAL)

FIRST AMERICAN TITLE

C9953580
2004

2350
B

I, Gael Morris, a Notary Public in and for said County and State,
do hereby certify that Alex Bernhardt, personally known to me to be the
President of MMB, INC., an Illinois corporation, and 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 acknowledged as such President,
that he signed, sealed and delivered the said instrument and caused the
corporate seal of said corporation to be affixed thereto, pursuant to
authority given by the Board of Directors of said corporation, as his free
and voluntary act, as the free and voluntary act of MMB, INC. 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, this 26th day of September 1996.



Gael Morris
NOTARY PUBLIC

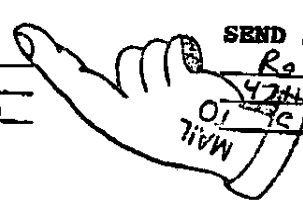
This instrument was prepared by Gael Morris, Esq., of Lawrence & Morris 2835
N. Sheffield, Suite 252, Chicago, Illinois 60657

MAIL TO:

M. M. York
3442 N. Southport
Chicago IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Roger Sullivan
4711 N. Dover 3S
Chicago IL 60640



re\mwb_dov.ded

0010333396

DONE AT CUSTOMER'S REQUEST

UNOFFICIAL COPY

LEGAL DESCRIPTION:

AND P-1

UNIT 3-S IN DOVER CREST CONDOMINIUM, AS DELINEATED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 277 IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF SAID SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET THEROF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY.


WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED 10-1-00 AS DOCUMENT 96748181 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.


SUBJECT TO:

(I) nondelinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declarations or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Grantee's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (XI) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

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 HIMSELF, 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.


 1 2 2 8 9 3
 DEPT. OF REVENUE - SEP 29 98
 850.62
 REAL ESTATE TRANSACTION TAX
 CITY OF CHICAGO


 1 2 2 8 9 3
 DEPT. OF REVENUE - SEP 29 98
 850.62
 REAL ESTATE TRANSACTION TAX
 CITY OF CHICAGO


 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT-4-98 DEPT. OF REVENUE
 163.50

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP OCT-4-98
 163.50

96760273

DONE AT CUSTOMER'S REQUEST

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