

WARRANTY DEED
Statutory (ILLINOIS)

(Limited Partnership to Individual)

UNOFFICIAL COPY

7528/0022 44 001 Page 1 of 3
2001-09-10 10:07:43
Cook County Recorder 25.50



The Grantor, DYNAPROP XVII: MICHIGAN AVENUE LIMITED PARTNERSHIP, an Illinois limited partnership, 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 the consideration of Ten (\$10.00) dollars CONVEYS and WARRANTS to

COLLEEN MAHONEY, of 1330 W Wellington,
CHICAGO IL 60657

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

SUBJECT TO: See attached legal description

Permanent Real Estate Index Numbers: 17-22-306-031-0000
17-22-306-032-0000
17-22-306-033-0000

Address of Real Estate: 1910 S. Michigan Ave., Units 304
Chicago, Illinois 60616 and
1918 S. Michigan, Unit P-18, Chicago IL 60616

Dated this 15th day of August, 2001.

DYNAPROP XVII: MICHIGAN AVENUE LIMITED PARTNERSHIP

By: Patrick J. Turner (seal)
Patrick J. Turner,
President of Dynaprop Development
Corporation, its General Partner

FIRST AMERICAN TITLE order #
AC 716946

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Turner, President of Dynaprop Development Corporation, general partner to DYNAPROP XVII: MICHIGAN AVENUE LIMITED PARTNERSHIP, 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 that, as such President, he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act of that corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Gave under my hand and official seal this 15th day of August
Commission Expires 20

NOTARY PUBLIC



This instrument was prepared by Gael Morris, of Lawrence & Morris, 2835 North
Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO:

TERRENCE KANE
505 E. GOLF RD.
ARLINGTON Hts, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Colleen Mahoney
1910 S. Michigan # 304
Chicago, Illinois 60616

UNOFFICIAL COPY

LEGAL DESCRIPTION:

Unit 304 in 1910 South Michigan Condominium as delineated on the Plat of Survey of the following described real parcel of real estate:

The North 41.75 Feet of Lots 14 and 15 in Block 2 in William Jones' Addition to Chicago, being a subdivision of part of Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded August 8, 2001 in the Office of the Recorder of Deeds of Cook County, Illinois as document no. 10724113, together with their respective undivided percentage interest in the Common Elements.

Subject only to the following: (I) non-delinquent 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 Purchaser or anyone claiming by, through or under Purchaser; (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 Declaration 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) Purchaser's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act"); 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 itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

There was no tenant in this unit.

PARCEL 2: P.U. 18 in the 1918 S. Michigan Lofts Condominium as, delineated on the survey of the following described parcel of real estate:

The North 50 feet of Lot 4 in Block 15 in Assessor's Division of the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
also

Lots 12, 13, 14, and 15 (except the North 41.75 feet of said lots) in Block 2 in William Jones' Addition to Chicago, being a subdivision of part of Assessor's Division of the Southwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

0010837520

UNOFFICIAL COPY

Property of Cook County Clerk's Office