

WARRANTY DEED
Statutory (ILLINOIS)
(Limited Partnership to Individual)

UNOFFICIAL COPY

0010944403

02/17/0022 45 001 Page 1 of 2
2001-10-11 08:18:21
Cook County Recorder 43.50



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 JAMES BONICK of 8585 Broadway, Merrillville IN 46410

FIRST AMERICAN TITLE
HYDE PARK OFFICE

#A09716944

* Married to Donna E Pratt Bonick

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

Address of Real Estate: 1910 S. Michigan Ave., Units 302 and G-15
Chicago, Illinois 60616

Dated this 23rd 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

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
262611 \$1,297.50
10/05/2001 12:19 Batch 03581 29

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.

Given under my hand and official seal, this 23rd day of August, 2001
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:

Thompson & Thompson
19 S. LaSalle, Suite 302
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

James Bonick
410 8585 Broadway
Merrillville, IN 46410

UNOFFICIAL COPY

LEGAL DESCRIPTION:

Unit 302 and G-15 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.

0 2 4 1 5 7


Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP APR-2'01
P.B. 10847



86.50

0 4 6 6 4 2



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

APR-2'01
DEPT. OF REVENUE

173.00

10944403