

CT  
78-47-352 of

**UNOFFICIAL COPY**

00114605

1439/0088 10 001 Page 1 of 3  
2000-02-16 10:04:43  
Cook County Recorder 25.00

**WARRANTY DEED**



The Grantor, **Islander Venture Partnership**, a partnership formed under the Uniform Partnership Act of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to **Julius H. McCoy**, of Calumet Park, Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**Permanent Index Number:** 25-31-427-003-004-005 and -006;

**Address of Real Estate:** 1924 West Canal Street (3D), Blue Island, Illinois;

3m

**Subject to:** Covenants conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1998 and subsequent years.

The Tenant of Unit XII-3D has waived or failed to exercise the right of first refusal.

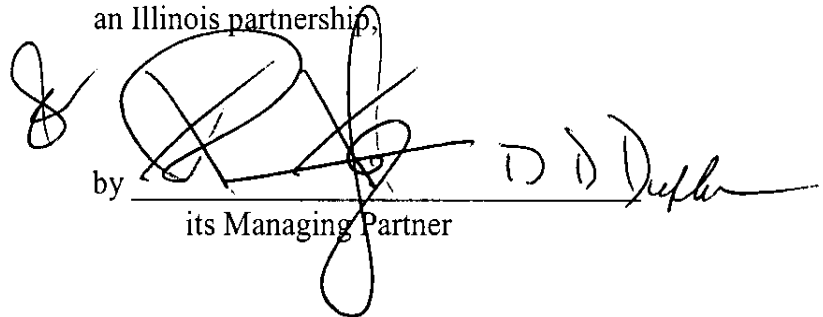
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining 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.

**BOX 333-CTI**

# UNOFFICIAL COPY

Executed at Oak Forest, Illinois as of the 11th day of February, 2000.

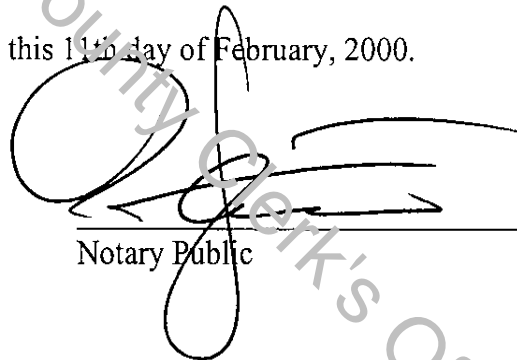
**ISLANDER VENTURE PARTNERSHIP,**  
an Illinois partnership,

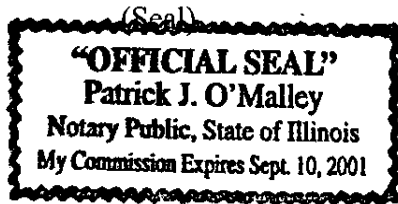
by   
its Managing Partner

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that **Dennis D. Dupler**, as Managing Partner of Islander Venture Partnership, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of February, 2000.

  
Notary Public



00114605

This instrument was prepared by:  
Patrick J. O'Malley  
12314 South 86th Ave.  
Palos Park, Illinois 60464

Send subsequent tax bills to:  
Julius McCoy  
1924 West Canal Street (3D)  
Blue Island, Illinois 60406

After recording mail to:  
Julius McCoy  
1924 West Canal St. ~~2200~~ 3D  
Blue Island, Illinois 60406

# UNOFFICIAL COPY

## EXHIBIT "A"

### (legal description)

Unit Number XII-3D in Islander Condominiums, as delineated on a survey of the following described tract of land:

Certain parts of the following described tract:

Lot 33 (except the East 2.38 feet thereof); also lots 34 to 47 both inclusive all in Plat of Resubdivision of Block 87, 88; the South 1/2 of Block 89 and 90 (except the West 70 feet of Block 90); Blocks 101 and 102 (except the West 70 feet of Block 101); also including that portion of vacated Exeter Street lying between Blocks 87 and 88 and between the North line and the South line of said blocks extended; also that portion of Colonade Right of Way, now vacated, lying between the South 1/2 of said Blocks 89 and 90 and between the South line and the East and West center line of said blocks extended, all in Portland, a subdivision in the South East 1/4 of Section 31, Township 37 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded March 13, 1947 as Document 14012612; together with that part of vacated Tremont Street (Lincoln Street) as heretofore dedicated in the aforesaid subdivision, lying South of the Westerly prolongation of the North line of said Lot 34 to the East line of Lot 35 and lying North of the Westerly prolongation of the South line of Lot 34 aforesaid to the East line of Lot 35 aforesaid, also the West 820 feet of the following described tract of land: Lots 1 through 10 in Block 102 together with that part of Tremont Street lying East of and adjoining said lots; also Lots 1 through 9 in Block 103 together with that part of Exeter Street lying East of and adjoining said lots; also Lots 1 through 5 in Block 104, all in Blue Island (formerly Portland) in Section 31, Township 37 North, Range 14 East of the Third Principal Meridian (except from said lots and streets that part thereof lying South of the North line of Broadway Street as dedicated by Document No. 11953688) all in Cook County, Illinois;

which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded May 28, 1977 as Document Number 97375696; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

00114605

COOK  
CO. NO. 010  
3 0 0 8 6 5



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

FEB 15 '00

★ ★ ★  
DEPT. OF  
REVENUE

62.00

RR. 10688

3 2 8 6 2 5

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE

STAMP

p.o. 11427

FEB 15 '00



31.00