

UNOFFICIAL COPY

00123928

11/26/00 1 05 001 Page 1 of 3
2000-02-18 10:20:47
Cook County Recorder 25.00

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL



00123928

CT 1 JW 20000226
7843484
NO ABSTRACT

THE GRANTOR, MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., 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

3
[Signature]

CAROL SPARTZ
of 1100 N. DEARBORN, #215, CHICAGO, IL 60610

a Single Person, 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): 17-04-220-049

Address of Real Estate: 303 W. SCOTT STREET, #302, Chicago, IL 60610

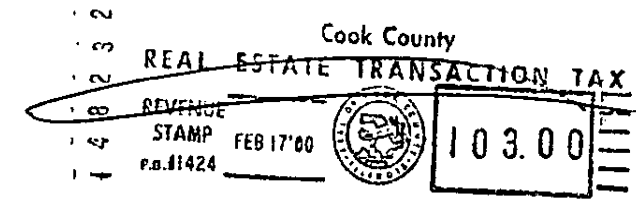
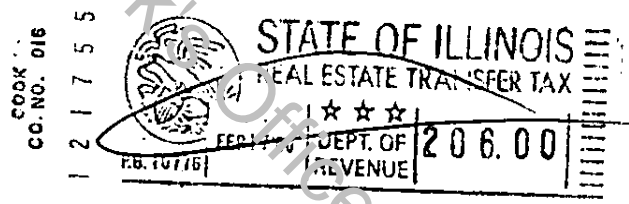
In Witness Whereof, said Grantor has caused its name to be signed to these presents by Stacey L. Thomas, Vice-President of MCL Companies of Chicago Inc., General Partner of MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., this 17th day of January, 2000.

MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P.,
an Illinois Limited Partnership

By: MCL Companies of Chicago, Inc.,
an Illinois Corporation

Its: General Partner

By: [Signature]
Its: [Signature]



BOX 333-CTI

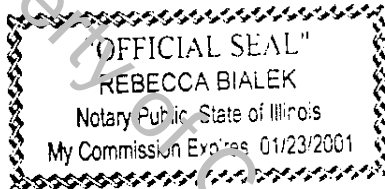
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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stacey L. Thomas personally known to me to be the Vice-President of MCL Companies of Chicago, Inc., General Partner of MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., 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 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 her 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 January 17, 2000.

IMPRESS
NOTARIAL SEAL
HERE



Rebecca Bialek

Notary Public

1/23/2001
My Commission Expires

This instrument was prepared by Stacey L. Thomas, 455 E. Illinois Street, Suite 565, Chicago, Illinois 60611.

★ 1 - CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ 08801 - DEPT. OF ★
★ REVENUE FEB 17'00 772.50 ★
★ PB. 11187 ★

★ 12 - CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ 08801 - DEPT. OF ★
★ REVENUE FEB 17'00 772.50 ★
★ PB. 11187 ★

Mail to: JAMES SCHULTZ
6034 W TOURY
#108
CHICAGO IL 60646

Send subsequent Tax Bill To:
303 W SCOTT
UNIT 302
CHICAGO IL 60610
ATTN CAROL J. SPARTZ

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LEGAL DESCRIPTION

PARCEL 1:

Unit # 302 IN THE OLD TOWN SQUARE UNIT TWO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 10 IN OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBNS IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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 OF 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.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR OLD TOWN SQUARE UNIT TWO CONDOMINIUM (THE "DECLARATION") INCLUDING A PLAT OF RESUBDIVISION AND A RESERVATION BY OLD TOWN SQUARE UNIT TWO CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; EASEMENT FOR INGRESS/EGRESS FOR OLD TOWN SQUARE UNIT TWO HOMEOWNERS ASSOCIATION; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS AMENDED FROM TIME TO TIME (THE "DECLARATION OF EASEMENTS"); THE GROUND LEASE BETWEEN CHICAGO TRANSIT AUTHORITY, AS LANDLORD, AND SELLER, AS TENANT, DATED OCTOBER 16, 1997; ANY IRPTA DISCLOSURE DOCUMENT RECORDED PRIOR TO CLOSING.