

WARRANTY DEED

Statutory (ILLINOIS)

(Limited Partnership to Individual)

00172618

17147003 11 001 Page 1 of 2

2000-03-10 09:27:03

Cook County Recorder

23.50



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

BARBARA REARDON AND MARIE REARDON, of 1443 N Paulina, Chicago IL 60622

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: 17-22-306-033 17-22-306-032

Address of Real Estate: 1918 South Michigan Avenue, Unit 207 and P-35 Chicago, Illinois 60616

Dated this 3rd day of March, 2000.

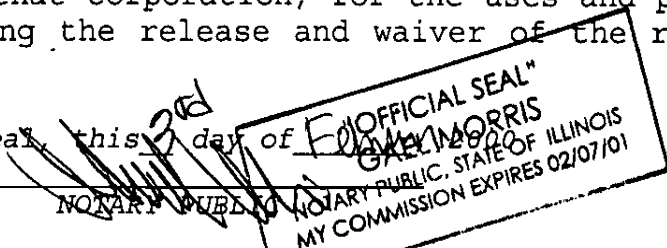
DYNAPROP XVII: MICHIGAN AVENUE LIMITED PARTNERSHIP

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

FIRST AMERICAN TITLE order # 0191581 10f 2 SM

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, 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 3rd day of March 2000 Commission Expires 20



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

MAIL TO:

Patrick J. Powers 19 S LaSalle Suite 804 1400 Chicago IL 60603

SEND SUBSEQUENT TAX BILLS TO: Barbara Reardon and Marie Reardon 1918 S Michigan Ave Unit 207 Chicago IL 60616

UNOFFICIAL COPY

00172618

LEGAL DESCRIPTION:

UNITS 207 and P-35 IN THE 1918 SOUTH MICHIGAN LOFTS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 50.0 FEET OF LOT 4 IN BLOCK 15 IN 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.

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 QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED January 23, 2000 AS DOCUMENT 00074125 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

Subject only to the following: (i) nondelinquent real estate taxes; (ii) applicable zoning, planned development and building laws and ordinances and other ordinances on 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 or 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; and (xi) liens, encroachments and other matters over which "Title Company" 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.

