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00188890

2000-03-16 10:51:22
Cook County Recorder 25.00

WARRANTY DEED
ILLINOIS STATUTORY



7860125 Fl Crawl lot 1
no Abstract

Property of Cook County Clerk's Office

THE GRANTOR, Willow Square Condominium Association, an Illinois not-for-profit corporation, 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 and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Mark Finch

(GRANTEE'S ADDRESS) 2012 W. St. Paul, Unit 203, Chicago, Illinois 60647
of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

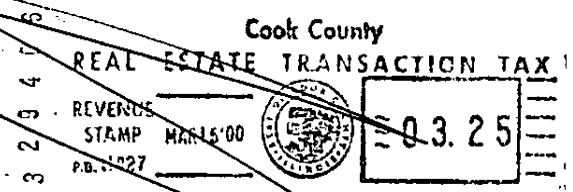
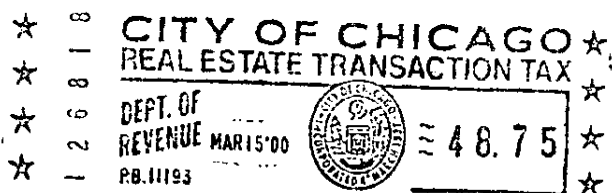
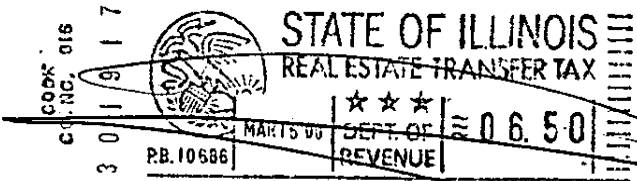
Permanent Real Estate Index Number(s): 14-31-324-055-1168
Address(es) of Real Estate: 2012 W. St. Paul, Parking Unit PU-44, Chicago, Illinois 60647

Dated this 14 day of March, 2000.

WILLOW SQUARE CONDOMINIUM ASSOCIATION

Neil Tesser

By: Neil Tesser, Board President



BOX 333-CTI

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Neil Tesser, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of March, 2000.



Danita L. Blankenship (Notary Public)

Prepared By: Mark D. Pearlstein
Levenfeld, Pearlstein, Glassberg, Tuchman, Bright
Goldstein & Schwartz, L.L.C.
33 W. Monroe Street, 21st Floor
Chicago, Illinois 60603

Mail To:
Mark Finch
2012 W. St. Paul, Unit 208
Chicago, Illinois 60647

Name & Address of Taxpayer:
Mark Finch
2012 W. St. Paul, Unit 208
Chicago, Illinois 60647

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EXHIBIT "A"

Legal Description

UNIT PU-44 IN WILLOW SQUARE CONDOMINIUM FORMERLY KNOWN AS BUILDING NUMBER 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 160.29 FEET OF THE EAST 260.56 FEET OF THE SOUTH 100.35 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 10 TO 48, BOTH INCLUSIVE AND ALL OF VACATED PUBLIC ALLEYS, ALL TAKEN AS A TRACT ALL IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 04022444 AND AS AMENDED BY AMENDMENTS RECORDED AS DOCUMENTS 95275103, 95423367, 95820473, 96136558, 96526505 AND 96982914 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to:

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements including any easements established by or implied from the Declaration of Condominium Ownership and ByLaws of the Willow Square Condominium Association or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 2000 and subsequent years; (j) installments due after the date of closing; and (k) assessments established pursuant to the Declaration of Condominium.