

UNOFFICIAL COPY

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WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

255/0163 27 001 Page 1 of 2
2000-04-12 12:48:02
Cook County Recorder 23.50



GRANTOR(S)
WINNEBAGO PROPERTIES, INC.,
an Illinois corporation, a corporation
created and existing by virtue of the laws
of the State of Illinois for and in
consideration of Ten Dollars (\$10.00)
and other good and valuable consideration
in hand paid, CONVEY(S) and
WARRANT(S) to the grantee(s),
PAUL STRAUSS
1301 Eddy, #1
Chicago, IL

(The Above Space for Recorder's Use)

to have and to hold, 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.

Dated this 3rd day of April, 2000.

WINNEBAGO PROPERTIES, INC.

ANDREW HERSHOFF, President

JERRY J. CEDICI, Secretary

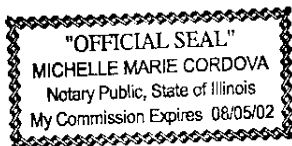
Permanent Real Estate Index Number(s): 14-31-308-053-0000
Address(es) of Real Estate: Unit 3N & P-2, 1665-69 N. Winnebago, Chicago, IL 60622

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

102-AC-199388 (M)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Andrew Hershoff, President of Winnebago Properties, Inc., and Jerry J. Cedici, Secretary of Winnebago Properties, Inc. 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 they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 3 day of April, 2000.



NOTARY PUBLIC

City of Chicago
Dept. of Revenue
223524



Real Estate
Transfer Stamp
\$1,976.25

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UNIT 3N AND P-2 IN THE WINNEBAGO STATION CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13, 14 AND 15 (EXCEPT THE NORTHEASTERLY 27 1/2 FEET OF SAID LOTS 13, 14, AND 15), IN BLOCK 12 IN PIERCE'S ADDITION TO HOLSTEIN, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 27, 1999 AS DOCUMENT NO. 09195631 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

The tenant of Unit 3N & P-2 has waived or has 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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration; and
9. Acts done or suffered by the Purchaser.

Mail to:

Neal Ross
233 E. Ontario
Chicago, IL 60611

ERIE #203



Sent Subsequent Tax Bills to:

Paul Strauss
1865 N. Winnebago, #3N
Chicago, IL 60622

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illinois 60606