

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

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),  
Jill Purcell, a single woman  
8600 W. Byrn Mawr  
Chicago, Il

00262788

2718/0095 04 001 Page 1 of 2  
2000-04-14 11:35:46  
Cook County Recorder 23.50



FIRST AMERICAN TITLE order # ACA 700171 (The Above Space for Recorder's Use)  
*Done 1082*

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 11 day of April, 2000

WINNEBAGO PROPERTIES, INC.

Andrew Hershoff  
ANDREW HERSHOFF, President

Jerry J. Cedici  
JERRY J. CEDICI, Secretary

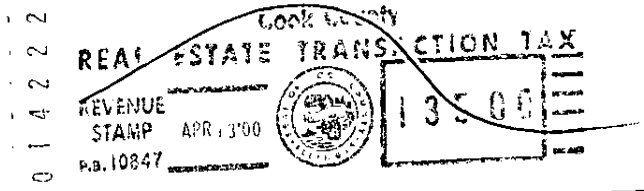
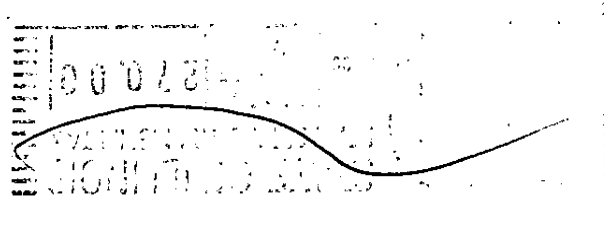
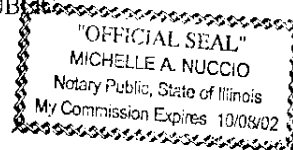
Permanent Real Estate Index Number(s): 14-31-308-053-0000  
Address(es) of Real Estate: Unit 1S, 1865-69 N. Winnebago, Chicago, IL 60622


STATE OF ILLINOIS )  
                                  ) ss  
COUNTY OF COOK    )

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., and severally acknowledged that as such President and Secretary they signed said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 11<sup>th</sup> day of April, 2000.

Michelle A. Nuccio  
NOTARY PUBLIC



City of Chicago      Real Estate  
Dept. of Revenue    Transfer Stamp  
223818       \$2,025.00  
04/12/2000 11:00 Batch 03544 38

UNIT 1S AND P-8 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 1S 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:

Richard Dubin

20 E. Jackson St. #700

Chicago, IL 60604

Sent Subsequent Tax Bills to:

Jill Purcell

1865 N. Winnebago, #1S

Chicago, IL 60622

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