

UNOFFICIAL COPY

Mail deed to:  
THOMAS R. EASWELL  
SCHAUMBURG  
401 N. WILLOW  
SCHAUMBURG, ILL. 60193

Send subsequent tax bills to:  
Dorothy Vagnieres  
1725 W. North Ave., Unit 301  
Chicago, Illinois 60622

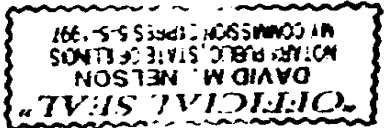
60173

This instrument was prepared by Gerald A. Rindella of 1701 E. Woodfield Rd., Schaumburg, Ill.

NOTARY PUBLIC

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 1993

corporation, and MARYLYN E. BAGON, personally known to me to be the secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Personally known to me to be the President of the HABERDASHER, INC.

MARYLYN E. BAGON, Secretary

By \_\_\_\_\_, Secretary

By \_\_\_\_\_, President



REAL ESTATE TRANSACTION TAX  
STAMP #PC2093  
REVENUE #1027

In Witness Whereof, said Grantor has caused his corporate seal to be hereunto affixed, and has caused its name to be signed in the presence of its President, and attested by its Secretary, this \_\_\_\_\_ day of \_\_\_\_\_, 1993

Address of Real Estate: 1725 W. North Avenue, P-7, Chicago, Illinois

Permanent Index Number: 17-06-203-010

LOTS 15 TO 21 IN BLOCK 2 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4, NORTH OF MILWAUKEE AVENUE OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92815332, AS AMENDED BY DOCUMENT RECORDED JUNE 2, 1993 AS DOCUMENT 93015025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PARKING SPACE  
NUMBER P-7 IN THE 1725 WEST NORTH AVENUE CONDOMINIUM AS DELINEATED ON

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

DOROTHY L. VAGNIERES  
of 161 E. Chicago Ave., #39E, Chicago, Illinois

WARRANTS to  
pursuant to authority given by the Board of Directors of said corporation, CONVEYS and  
and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and  
authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN  
a corporation created and existing under and by virtue of the laws of the State of Illinois and duly

HABERDASHER, INC.

THE GRANTOR:

WARRANTY DEED  
Corporation

03044912

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
REVENUE #10.00



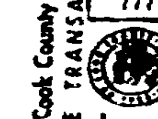
COOK COUNTY  
CC # 016  
4 6 5 0 4

Handwritten notes: (N) 7473260 DG @ 172

Handwritten number: 25

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE DEC 20 1993  
REVENUE #175.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
STAMP #PC2093  
REVENUE #05.00



REAL ESTATE TRANSACTION TAX  
STAMP #PC2093  
REVENUE #1027

Permanent Index Number: 17-06-203-010

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THE GRANTOR:

WARRANTY DEED  
Corporation

03044912

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
REVENUE #10.00



COOK COUNTY  
CC # 016  
4 6 5 0 4

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
FILED FOR RECORDING  
1953 DEC 20 PM 1:09

03044912

# UNOFFICIAL COPY

## EXHIBIT

Conveyance of unit is subject to:

(a) general real estate taxes not due and payable at the time of closing; (b) private, public and utility easements, provided same do not interfere with purchaser's intended use of the property; covenants, conditions, declarations, deeds, restrictions and building lines of record; (d) terms, conditions, and restrictions contained in the Declaration, including all amendments and exhibits thereto; (e) the Illinois Condominium Property Act, as amended from time to time; (f) applicable zoning and building laws and ordinances, provided the zoning laws and ordinances permit residential usage of the property; (g) easements, provided same do not interfere with purchaser's intended use of the property as a private residence, covenants conditions, restrictions, ordinances, and building lines of record; (h) easement agreements which may hereafter be executed by Seller, provided such easements do not impair the use of the Property as a single family residence; (i) acts done or suffered by Purchaser or Purchaser's nominee; (j) encroachments as noted on the condominium survey; (k) liens and encumbrances of a definite and ascertainable amount and which Seller will cause to be released prior to or at closing, for which purpose seller may use the purchase price to do so; (l) assessments established pursuant to the 1725 West North Avenue condominium association (the "Association") due after the Closing Date; and (m) other matters against which Chicago Title Insurance Company (hereafter, the "Title Insurer") will waive as an exception to title insurance coverage or over which the Title Insurer will issue an endorsement.

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 as though the provisions of said declaration were recited and stipulated at length herein.

The tenant of the unit has waived or has failed to exercise the right of first refusal.

03044912