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### 03078425 (*V*) WARRANTY DEED Statutory (U.C.In.O.S) (Curper titler to Individual)

THE GRANTOR MARSHFIELD LOFTS ASSOCIATES, an Illinois General Partnership	
n 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 the sum of TEN AND NO/100THS (\$10.00)	3.0 00
and pursuant to nuthority given by the Board of of said corporation, CONVEYS and WARRANTS to CHRISTOPHER INGRASSIA and JILL INGRASSIA, husband and wife in Tenancy by the entirety.	
(NAME AND ADDRESS OF GRANTEE)  COOK  the following described Real Estate situated in the County of	
(LEGAL DESCRIPTION ATTACHED)	
TO HAVE AND TO HOLD SAID REAL ESTATE not as tenants in common nor as joint tenants, but as TENANTS BY THE ENTIRETY, forever.  11-31-422-018 Vol. 534  Permanent Real Estate Index Number(s):  Address(es) of Real Estate: 1734-40 NORTH MARSHFIELD AVENUE, UNIT # E-30  In Witness Whereof, said Grantor has caused its corporate seal to hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this day of	
Permanent Real Estate Index Number(s): 14-31-422-019 Vol.534	
Address(es) of Real Estate: 1734-40 NORTH MARSHFIELD AVENUE, UNIT # E-30	
In Witness Whereof, said Grantor has caused its corporate sealed by the hereto affixed, and has caused its name to be signed to these presents by its	
MARSHFIELD LOFTS ASSOCIATES, an Illinois General  PARTNERSHIP, by (NAME OF CORPORATION) MARSHFIELD LOFTS, INC.  BY AN Illinois COMPONATION, MARSHFIELD LOFTS, INC.  BY AN ILLI	
State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, is and for the County and State aforesaid, DO HEREBY CERTIFY, that THOMAS SNITZER personally known to me to be the President of the MARSHFIELD LOFTS, INC., an Indianois comporation.  GENERAL PARTNER OF MARSHFIELD LOFTS ASSOCIATES corporation, and SHARON SILLIVAN personally known to me to be	ior
theSecretary of said corporation, and personally known one to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such	
corporation, for the uses and purposes therein set forth.  Given under my hand and official seal, this	
Commission expires AUGUST 1 19 97 March C. Stapkens	
This instrument was prepared by KEITH HARRINGTON  77 W.Washington St., Suite 920, Chicago, Il. 60602-2850	
MAIL TO:    CHICAGO, ILLINOIS 60622 (Address)   CHICAGO, ILLINOIS (CHICAGO)   CHICAGO, ILLINOIS	

RECORDER'S OFFICE BOX NO.

BOX 430

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(City, State and Zip)

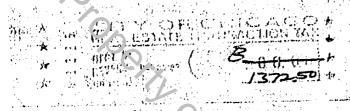
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#### EXHIBIT A LEGAL DESCRIPTION

\*\*\*UNIT E-30 IN MARSHFIELD LOFTS CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

\*\*\*LOTS 1 TO 6 BOTH INCLUSIVE AND THE NORTH 12 3/4 INCHES OF LOT 7, ALL IN DILLARD'S RESUBDIVISION OF LOTS 70 TO 87 BOTH INCLUSIVE, AND LOTS 99 TO 116 BOTH INCLUSIVE IN J.G. KEENAN'S SUBDIVISION OF BLOCK 24 IN SAFFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST QUARTER OF SECTION 31 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IJ COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE PECORDER OF COOK COUNTY, ILLINOIS ON NOVEMBER 9, 1993 AS DOCUMENT 935)2837, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AND TOGETHER WITH A RIGHT AND BENEFIT APPURTENANT TO THE CWNFTSHIP OF SAID UNIT TO THE PERPETUAL AND EXCLUSIVE USE OF LIMITE) COMMON ELEMENT PARKING SPACE P-10B AS SET FORTH IN SAID DECLARATION.\*\*\*

This Deed is subject to: (i) general real estate taxes not yet due and payable; (ii) applicable zening and building laws, building and building line restrictions, and ordinances; (iii) acts done or suffered by purchaser or anyone claiming by, through or under Purchaser; (iv) covenants, conditions, restrictions, easements, permits and agreements of record, including, but not limited to, the covenants and restrictions contained in Document No. 93912837 recorded November 9, 1993 (v) private recipical easements for ingress and egress over vacated alleys on west and north sides of premises; (vi) public and utility easements, if any, whether recorded or unrecorded; (vii) the Declaration as amended from time to time; (viii) limitations and conditions imposed by the Illinois Condominium Act; (ix) installments due after Closing for assessments levied pursuant to the Declaration; and (x) unconfirmed special taxes or assessments.

Grantor also hereby grants to Grantee, their 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 of Condominium 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.

## **UNOFFICIAL COPY**

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