

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

02078238

J.C. ①

This Indenture, made this 28th day of December, 1993 between 345 Fullerton Parkway Associates Limited Partnership, an Illinois limited partnership, ("Grantor"), and LISA M. KEPISCAK, an Unmarried Woman and Dean M. Victor, an Unmarried Man, ~~not as Joint Tenants of Tenants in Common but as Tenants~~ ~~By the Entirety~~ *with right of survivorship* ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit No. 703, together with its undivided percentage interest in the common elements, in the 345 Fullerton Parkway Condominium as delineated and defined in the Declaration recorded January 31, 1992 as Document Number 92066230, of the following described real estate:

PARCEL 1:

**02078238**

DEPT-01 RECORDING \$25.50  
 T#0011 TRAN 9016 12/30/93 10:36:00  
 #0572 # \*-03-078238  
 COOK COUNTY RECORDER

LOTS 1, 2 AND 3 IN BLOCK 2 IN PETERBORO TERRACE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 60 FEET OF THE WEST 248 FEET OF THE NORTH 160 FEET OF LOT 3 IN ADAMS AND PORTER'S SUBDIVISION OF THAT PART OF BLOCKS 2 AND 3 LYING NORTH OF THE EAST AND WEST CENTER LINE OF BLOCKS 2 AND 3 OF CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: part of 14-37-200-001 through 005  
 Property Address: Unit 703, 345 West Fullerton Parkway  
 Chicago, Illinois 60614

Grantor also hereby grants to 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 real estate set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity or in and to the above described real estate, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said real estate as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Condominium Property Act;
- (3) the Declaration, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances and other ordinances of record;
- (5) encroachments, if any, (including, without limitation, encroachment of the building onto the alley located south of the above described real estate);
- (6) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (7) rights of the tenant under the existing lease of the Unit, if any;
- (8) utility easements, if any, whether recorded or unrecorded;
- (9) leases and licenses affecting the Common Elements;
- (10) covenants, conditions, restrictions, permits, easements and agreements of record; and
- (11) liens and other matters of

NB. charges on deed for Kent Nesbit which do not materially affect the use of the property for Kay Durkin 12-29-93

E/15/06/1932 447  
Cook Co.

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Property of Cook County Clerk's Office

OFFICE OF THE CLERK OF COOK COUNTY  
116 E. WASHINGTON ST.  
CHICAGO, ILL. 60601

Cook County	
REAL ESTATE TRANSACTION TAX	
REVENUE	
STAMP RECEIPTS	
70.25	
NO. SHARES	

03075235



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