

UNOFFICIAL COPY

210573

WARRANTY DEED
Tenancy in Common
Statutory (Illinois)



0318210101

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/01/2003 01:47 PM Pg: 1 of 3

THIS AGREEMENT, made this 1st day of June, 2003, between Country Club Condominiums Limited Partnership, an Illinois limited partnership 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, party of the first part, and **David McCauley and Andrea Crofton**, parties of the second part,

WITNESSETH, that the party of the first part, for and in consideration of \$10.00 in hand and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

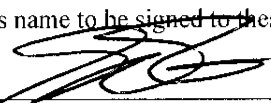
See legal description in Exhibit A, attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the part of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, **subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by The PARK WATERS CONDOMINIUM RESIDENCES HOMEOWNERS' ASSOCIATION, (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (d) Utility easements of record, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) Special taxes and assessments for improvements not yet completed; (g) Party wall rights and agreements; (h) Roads and highways; (i) any and all leases and licenses to the Common Elements; and (j) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number(s): 20-24-429-001, vol. 261
Address of real estate: 7036-A S. Oglesby (Unit 103), Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.



Gary Pater, Manager
East 70th Development, L.L.C.
General Partner
Country Club Condominiums Limited Partnership

BOX 430

UNOFFICIAL COPY

UNIT 103 IN THE PARK WATERS CONDOMINIUM RESIDENCES, AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 15 INCLUSIVE IN BLOCK 5 IN RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN SOUTH SHORE DIVISION NO. 5, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1910 AS DOCUMENT 4608737 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 19, 2002 AS DOCUMENT NO. 0020309943, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.