

UNOFFICIAL COPY

04056544

WARRANTY DEED
Statutory (ILLINOIS)
(Partnership to Individual)

THE GRANTOR, 4430-32 North Winchester Partnership, an Illinois Partnership, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) --- DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Ginger A. Szala 2641 West Logan Blvd. #2 Chicago, IL 60647, the following described Real Estate situated in the County of Cook, State of Illinois, to wit: see attached legal description

SUBJECT TO: see attached

Permanent Real Estate Index Number: 14-18-218-016

Address of Real Estate: 4430-32 N. Winchester Unit 4430-2 South and G3 Chicago, Illinois 60640

Dated this 15th day of December, 1994.

4430-32 North Winchester Partnership

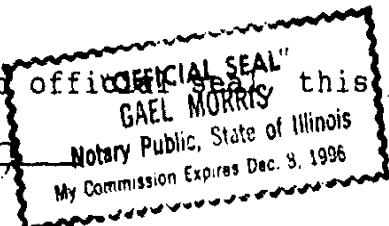
BY: William Lockhart
William Lockhart, President of NE Development, Inc., its partner

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY, that William Lockhart, President of NE Development, Inc., partner of 4430-32 North Winchester Partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of December, 1994.

[Signature]
NOTARY PUBLIC



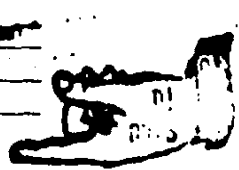
This instrument was prepared by Gael Morris, Esq. Lawrence & Morris
2835 North Sheffield, Suite 232
Chicago, Illinois 60657

MAIL TO:
Scott Szala
35 West Wacker
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Ginger A. Szala
4430-32 N. Winchester Unit 2S
Chicago, Illinois 60640
winwood\szala.wty

DEPT-01 RECORDING \$25.50
140001 TRAN 6534 12/19/94 15.41.00
#6735 * CG * -04 -056544
COOK COUNTY RECORDER

1st AMERICAN TITLE order # 182



25.50

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Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE
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LEGAL DESCRIPTION

UNIT 4430-2 SOUTH AND G3 IN WINWOOD CONDOMINIUMS, AS DELINEATED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 6 IN BLOCK 16 IN RAVENSWOOD, A SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 AND THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 AND THE NORTH EAST QUARTER OF THE SOUTH EAST 1/4 OF SECTION 18, AND PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 WEST OF GREEN BAY ROAD IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 2, 1994, AS DOCUMENT 94936223, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

SUBJECT TO: (I) nondelinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declarations or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Grantee's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (XI) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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.

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re\Winwood.leg