

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS
Corporation to Individual

COOK COUNTY
RECORDER
IMPRINT
CORRECTION
08 YR. IS 1998

08019530



08019530

THIS AGREEMENT, made this 27th day of October, 1998, between MWB, Inc., a 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, party of the first part, and David A. Greer and Jill S. Greer, husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common of 520 W. Armitage, Chicago, Illinois 60614 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN CONVEY AND WARRANT 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:

DEPT-01 RECORDING 9808 \$25.50
T#0009 TRAN 4292 11/12/98 15:00:00
#6718 # RC *-08-019530
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

* SCHWARTZ

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
Permanent Real Estate Index Number: 14-29-208-00/ 14-29-208-002/ 14-29-208-003
Address of Real Estate: 3053-7 North Clifton Ave/ 1115-17 West Barry, Unit 9/P-9 and P-11/S-9, Chicago, IL

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 part of the first part, either in law or equity, or, 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 party 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 incumbered 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: (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 Purchaser or any one claiming by, through or under Purchaser; (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 Declaration or amendment thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (vii) terms, conditions and restriction of the Declaration; (viii) roads or highways, if any; (ix) purchaser's mortgage, if any; and (x) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act").

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

MWB, Inc.
BY: Alex Bernhardt
Alex Bernhardt, President

ATTEST: Alex Bernhardt
Alex Bernhardt, Secretary

1st AMERICAN TITLE order # C1362562.5

10/2

08019530

CHICAGO REAL ESTATE TRANSACTION TAX
RECEIVED JUN 16 1998
\$00.00
3911.25

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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ALEX BERNHARDT, personally known to me to be the President of MWB, INC., an Illinois Corporation, and ALEX BERNHARDT 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 as 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 deed of said Corporation, for the uses and purpose therein set forth.

Given under my hand and official seal, this 27th day of October, 1998.

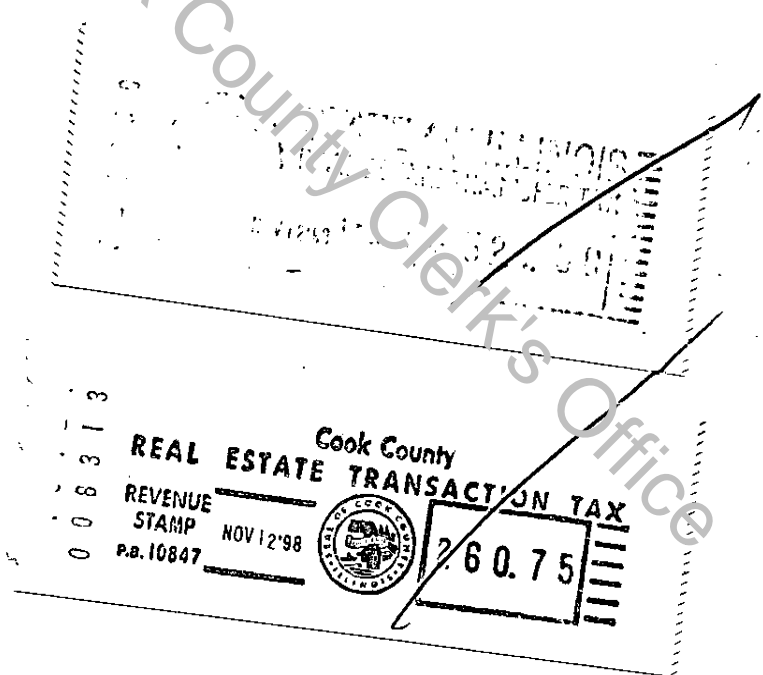
Kathleen Burmeister
Notary Public
"OFFICIAL SEAL"
Kathleen Burmeister
Notary Public, State of Illinois
My Commission Expires: 1-14-01

My commission expires: _____

This Instrument was prepared by Brown, Udell & Pomerantz, Ltd., 2930 N. Lincoln Ave, Chicago, IL.

Mail to:
Lloyd Gussis
2524 N. Lincoln Ave.
Chicago, Illinois 60614

Send subsequent tax bills to:
David A. Greer & Jill S. Greer
3053-7 N. Clifton/1115-17 W. Barry, Unit 9
Chicago, IL 60657



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LEGAL DESCRIPTION

UNIT 9 AND PARKING UNIT P-9 and P-11 IN CLIFTON PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 92, 93, AND 94 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 6 AND 7 IN OUTLOTS 2 AND 3 IN CANAL TRUSTEE'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 16, 1998 AS DOCUMENT 98-046053 IN COOK COUNTY ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PROPERTY ADDRESS:

COMMONLY KNOWN AS 3053-7 NORTH CLIFTON/1115-17 WEST BARRY AVENUE, CHICAGO, IL

P.I.N. 14-29-208-001 / 14-29-208-002 / 14-29-208-003

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, 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 RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAIN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN."

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