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WARRANTY DEED (ILLINOIS)

THE GRANTOR, CLINTON STREET LOFTS L.L.C., an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) and No/100 Dollars, and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS TO:  
Roderick J. Burch, Jr., a single man and  
Deanne C. LaChance, a single woman  
421 W. Melrose, Apt. 1-D  
Chicago, Illinois 60657

not as Tenants in Common or as Tenants by the Entirety, but as JOINT TENANTS the following described Real Estate, situated in the County of COOK in the State of ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-09-315-007, 17-09-315-008, 17-09-315-009

Address of Real Estate: 226 North Clinton Street, Unit 427, Chicago, Illinois

Dated this 12<sup>th</sup> day of November, 1998

CLINTON STREET LOFTS L.L.C., an Illinois limited liability company

By: HLL Corporation, an Illinois corporation, its manager

By: [Signature]  
Its: \_\_\_\_\_

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the said County, in the State of aforesaid DO HEREBY CERTIFY that Harry Huzaric, the secretary of HLL Corporation, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of HLL Corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of November, 1998.

(SEAL)

My Commission Expires: 3-05-02



[Signature]  
Notary Public

This instrument was prepared by Mark S. Friedman, Friedman Sinar & Rohlfing, One E. Wacker Drive, #2420, Chicago, IL 60601.

MAIL TO:  
Chroine A. Zyron  
70 W. MADISON #360  
Chgo IL 60602

SEND SUBSEQUENT TAX BILLS TO:  
Rod Burch  
226 N. Clinton Street #427  
Chgo IL 60601

# UNOFFICIAL COPY

## EXHIBIT A

UNIT 427 IN CLINTON STREET LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

CERTAIN LOTS ALL IN BLOCK 24 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 31, 1997 AS DOCUMENT NUMBER 97982890 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the grantee, its successors and or 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: (1) real estate taxes not yet due and payable; (2) public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration of Condominium recorded as Document Number 97982890, as amended from time to time; (5) provisions of the Condominium Property Act; (6) such other matters, including encroachments, as to which the title insurer commits to insure against loss or damage; (7) acts of Buyer; and (8) covenants, conditions, restrictions, permits, easements and agreements of record which do not materially adversely affect the use of the aforesaid unit(s) as a condominium residence.

