

UNOFFICIAL COPY

08061243

11/23/1998 13:29:25
Cook County Recorder 29.50

N9802056 10/35A

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL



THE GRANTOR, The Huron Orleans Limited Partnership, an Illinois limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

PHILIP J. KRAUTER and LANA C. KRAUTER
of 310 PERSIMMON DRIVE, ST. CHARLES, IL 60174

as Husband and Wife, not as Tenants in Common or Joint Tenants but as Tenants by The Entirety, 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.

Permanent Real Estate Index Number(s): 17-09-207-001
17-09-121-001

Address of Real Estate: 718 N. ORLEANS STREET, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Anne B. Cotter, Vice-President of BEJCO PROPERTIES, INC, an Illinois Corporation, its general partner and attested by Antonella Miner, Assistant Secretary of BEJCO PROPERTIES, INC, this 20th day of November, 1998.

The Huron Orleans Limited Partnership,
a Illinois limited partnership

By: Bejco Properties, Inc.,
an Illinois corporation, General Partner

By: [Signature]
Anne B. Cotter, Vice-President

Attest: [Signature]
Antonella Miner, Assistant Secretary

UNOFFICIAL COPY

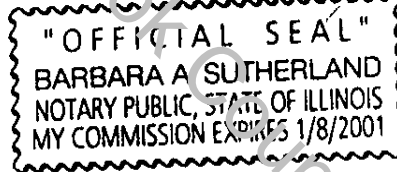
08061243

State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Anne B. Cotter personally known to me to be the Vice-President of Bejco Properties, Inc., and Antonella Miner personally known to me to be the Assistant 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 the Vice-President and Assistant Secretary, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on November 20, 1998.

IMPRESS
NOTARIAL SEAL
HERE

1/8/2001
My Commission Expires



Barbara A. Sutherland
Notary Public

This instrument was prepared by Anne B. Cotter, Esq., 980 N. Michigan Avenue, Suite 1650, Chicago, Illinois 60611.

Mail to:

Philip Krauter
718 N Orleans #25F
Chicago IL 60610

Send subsequent Tax Bill To:

Philip Krauter
718 N Orleans #25F
Chicago IL 60610

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 25F IN THE TUXEDO PARK CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

08061243

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 15 IN BUTLER, WRIGHT & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 15 AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE 250.81 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 31 SECONDS EAST AT RIGHT ANGLES THERETO 74.95 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 29 SECONDS EAST 174.33 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 31 SECONDS EAST AT RIGHT ANGLES THERETO 25.28 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 29 SECONDS EAST 76.86 FEET TO THE EAST LINE OF LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 19 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE 99.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BLOCK 15 IN BUTLER WRIGHT & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 84.04 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST 106.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 72.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE AND VACATED ALLY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BLOCK 15 IN BUTLER WRIGHT & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 116.54 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST 106.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 72.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE, AND VACATED ALLEY ADJOINING SAID LOTS, IN BLOCK 15 IN BUTLER & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1 TO 8, BOTH INCLUSIVE, AND VACATED ALLEY ADJOINING SAID LOTS, IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 15 AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE 250.81; THENCE SOUTH 00 DEGREES 06 MINUTES 31 SECONDS EAST AT RIGHT ANGLES THERETO 74.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 53

UNOFFICIAL COPY

08061243

MINUTES 29 SECONDS EAST 69.47 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 68.17 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 91.0 FEET TO THE EAST LINE OF THE WEST 6.75 FEET OF LOT 6; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 6.75 FEET OF LOT 6 AFORESAID 24.76 FEET TO THE NORTH LINE OF LOT 6; THENCE NORTH 89 DEGREES 54 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF LOTS 6 AND 7 FOR A DISTANCE OF 17.75 FEET TO THE WEST TERMINUS OF SAID VACATED ALLEY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST TERMINUS AND ITS NORTHERLY EXTENSION 43.24 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 29 SECONDS EAST 3.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 15 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 15 AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE 250.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 06 MINUTES 31 SECONDS EAST AT RIGHT ANGLES THERETO 74.95 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 29 SECONDS WEST 3.78 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 25.24 FEET TO THE NORTH LINE OF 18 FOOT PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 54 MINUTES 10 SECONDS WEST ALONG SAID NORTH LINE 60.00 FEET TO THE WEST LINE OF LOT 4 IN BLOCK 8 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 4 AFORESAID 100.18 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 53 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF LOTS 2, 3 AND 4 FOR A DISTANCE OF 63.78 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE, AND VACATED ALLEY ADJOINING SAID LOTS, IN BLOCK 15 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1 TO 8, BOTH INCLUSIVE, AND VACATED ALLEY ADJOINING SAID LOTS, IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION IN CHICAGO, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 15 AFORESAID; THENCE SOUTH 89 DEGREES 53 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE 250.81 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 31 SECONDS EAST AT RIGHT ANGLES THERETO 74.95 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 29 SECONDS EAST 69.47 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 68.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 91.00 FEET TO THE EAST LINE OF THE WEST 6.75 FEET OF LOT 6; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE WEST 6.75 FEET OF LOT 6 AFORESAID 75.42 FEET TO THE SOUTH LINE OF LOT 6 BEING THE NORTH LINE OF WEST HURON STREET; THENCE NORTH 89 DEGREES 54 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE 114.41 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00

UNOFFICIAL COPY

08061243

SECONDS EAST 75.22 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 23.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1997 AS DOCUMENT NUMBER 97465251 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

17-09-207-001 AND 17-09-121-001

GRANTOR ALSO HEREBY GRANTS TO 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; AFORESAID, 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.

REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR TUXEDO PARK CONDOMINIUM, AS AMENDED FROM TIME TO TIME (THE "DECLARATION") OR PLAT OF RESUBDIVISION AND A RESERVATION BY TUXEDO PARK CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNEES, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION, UTILITY EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING BY, THROUGH OR UNDER BUYER; AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER BUYER AGAINST LOSS OR DAMAGE.

4500.00
NOV 23 1998
CND

081165
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP NOV 23 '98
p.a. 11425
300.00

10901
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
600.00
NOV 23 '98
P.B. 11262