

N9802249 1925R

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:

Ross D. Taylor and  
Shawn G. Taylor, his wife  
1911 Hillside  
Lisle, Illinois 60532

not as Teants by the Entirety or as Tenants in Common, 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  
17-09-315-010, 17-09-315-011, 17-09-315-013

Address of Real Estate: 226 North Clinton Street, Units A16 and P118, Chicago, Illinois

Dated this 1<sup>st</sup> day of December, 1998

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

By: HLL Corporation, an Illinois corporation, its manager

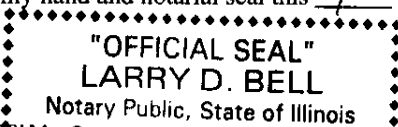
By: [Signature]  
Its: \_\_\_\_\_

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 Horzani, 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 1 day of December, 1998.

{SEAL}



[Signature]  
Notary Public

My Commission Expires: 3/05/02

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

MAIL TO:  
Sean T. Maloney, Esq.  
Chapman and Cutler  
111 West Monroe Street  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:  
Ross D. Taylor and Shawn G. Taylor  
1911 Hillside  
Lisle, Illinois 60532

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## EXHIBIT A

UNITS 426 AND P118 IN CLINTON STREET LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOTS 1 TO 7 IN SUBDIVISION OF LOT 8 IN BLOCK 24 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

SUB-LOT 1 IN CANAL TRUSTEES SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 24 IN ORIGINAL TOWN OF CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THAT PART OF THE NORTH-SOUTH 18 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOT 7 IN SUBDIVISION OF LOT 8 IN BLOCK 24 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE WEST LINE OF SUB-LOTS 1 AND 2 OF LOT 5 IN CANAL TRUSTEES SUBDIVISION OF LOTS IN ORIGINAL TOWN OF CHICAGO AFORESAID, LYING EAST OF THE EAST LINE OF SUB-LOT 1 OF LOTS 6 AND 7 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS IN ORIGINAL TOWN OF CHICAGO AFORESAID, LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SUB-LOT 1 OF LOTS 6 AND 7 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AFORESAID, AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 7 IN SUBDIVISION OF LOT 8 IN BLOCK 24 IN ORIGINAL TOWN OF CHICAGO AFORESAID TO THE SOUTHEAST CORNER OF SUB-LOT 1 OF LOTS 6 AND 7 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS IN ORIGINAL TOWN OF CHICAGO AFORESAID, SAID PART OF PUBLIC ALLEY HEREIN VACATED BEING FURTHER DESCRIBED AS THE SOUTH 140 FEET, MORE OR LESS, OF THE NORTH-SOUTH 18 FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY W. FULTON STREET, W. LAKE STREET, N. JEFFERSON STREET AND N. CLINTON STREET.

PARCEL 4:

ORIGINAL LOTS 1 AND 4 AND SUB-LOTS 1 AND 2 OF LOT 5 (BEING ALL OF ORIGINAL LOT 5) 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.

PIN: 17-09-315-007, -008, -009, -010, -011 and -013

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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 97982390, 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.

