

WARRANTY DEED  
Statutory (Illinois)  
(Corporation to Individual)

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THE GRANTOR  
TEGA/DEARBORN CORPORATION, AN ILLINOIS  
CORPORATION C/O GEORGE GELIS, 8 EAST  
CHESTNUT, CHICAGO, IL 60611  
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, for and in consideration  
of the sum of TEN (\$10.00) DOLLARS,  
and other good and valuable considerations in hand paid,

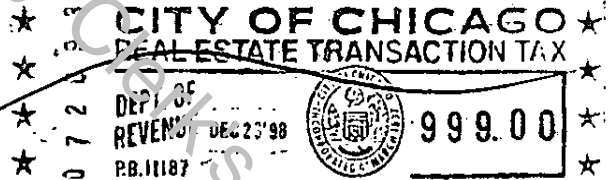
and pursuant to authority given by the Board of DIRECTORS  
of said corporation, CONVEYS and WARRANTS to

MARY BEALE  
318 W. WILLOW STREET, CHICAGO, IL 60614

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK  
in State of Illinois, to wit:

(SEE ATTACHED LEGAL)



Permanent Real Estate Index Number(s): 17-04-211-009-0000

Address(es) of Real Estate: 1427-1429 N. DEARBORN PARKWAY, UNIT 3N, CHICAGO, IL 60611

SUBJECT TO: covenants, conditions, and restrictions of record, \*SEE ATTACHED FOR ADDITIONAL SUBJECT TO:

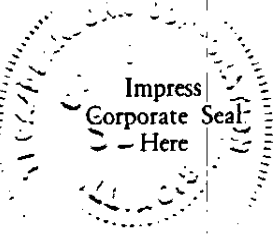
Document No.(s); and to General Taxes  
for 1998 and subsequent years.

In Witness Whereof, said Grantor 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, this 17TH  
day of NOVEMBER, 19 98.

TEGA/DEARBORN CORPORATION  
(Name of Corporation)

By TIMOTHY R. SCWERTHEGER President

Attest: GAIL WALLER Secretary  
GAIL WALLER



BOX 333-CTI

7778993 F1 Cuba 1012  
CTC  
Butler Policy

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BOOK NO. 016  
CO. NO. 2 8 4 8 8 3 6



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 23 '98 DEPT. OF REVENUE 412.50  
P.B. 10686

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE DEC 23 '98  
P.B. 11187  
372890  
86.75

WARRANTY DEED  
Corporation to Individual

69992180  
GEORGE E. COLE  
LEGAL FORMS

Cook County  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE DEC 23 '98  
P.B. 11424  
206.25

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE DEC 23 '98  
P.B. 11187  
999.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE DEC 23 '98  
P.B. 11187  
999.00

State of Illinois, County of ILLINOIS ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that TIMOTHY R. SCHWERTFEGER personally known to me to be the President of the TEGA/DEARBORN CORPORATION corporation, and GAIL WALLER 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 such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said

IMPRESS  
NOTARIAL SEAL  
OFFICIAL SEAL  
GERALDINE M GREENWOOD  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 07/99

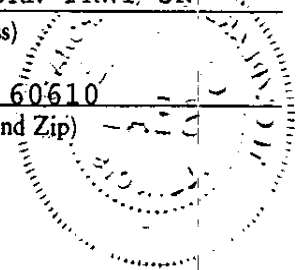
Given under my hand and official seal this 17TH day of NOVEMBER 1998  
Commission expires 1999  
Geraldine M. Greenwood  
NOTARY PUBLIC

This instrument was prepared by BILL GEORGE STOTIS 311 S. WACKER DR. SUITE 2675, CHICAGO, IL (Name and Address)

MAIL TO: MARY BEALE (Name)  
1427-29 N. DEARBORN PKWY 3N (Address)  
CHICAGO, ILLINOIS 60610 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
MARY BEALE (Name)  
1427-29 N. DEARBORN PKWY 3N (Address)  
CHICAGO, ILLINOIS 60610 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



# UNOFFICIAL COPY

08176697

1. General real estate taxes not due and payable at the time of Closing;
2. The Illinois Condominium Act and The City of Chicago Municipal Code;
3. The Condominium Documents, including all amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances;
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser:
6. Easements, agreements, conditions, covenants and restrictions of record, if any;
7. Leases and licenses affecting the Common Elements;
8. Liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser and
9. The Declaration of Condominium Ownership for 1427-1429 North Dearborn Parkway heretofore recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document # 98765302.
10. Party wall agreement between Richard A. Griefen and Julie E. Griefen dated June 9, 1904 and recorded June 10, 1904 as Document #3550612 for a Party all on the line diving lots and 4 of Griefen Hagens subdivision, said line being the South line of the underlying premises.
11. Encroachment by a stone wall from adjoining property located to the North on the Common Elements by approximately fifteen (15) feet affecting the Northeast corner of the improvement at ground level.
12. Encroachment by a wall from adjoining property located to the South on the Common Element by approximately fifteen (15) feet affecting the Southeast corner of the improvement at ground level.
13. "Grantor also hereby grants to the Grantee, its successors and assigns, as right and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property 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 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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## LEGAL DESCRIPTION

UNIT 3N IN THE 1427-1429 NORTH DEARBORN PARKWAY CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN THE GREIFENHAGENS SUBDIVISION OF THE NORTH 152 FEET OF THE SOUTH 227 FEET OF LOT B IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 98765302, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE "P-2" ASSIGNED TO UNIT 3N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 3N ASSIGNED TO UNIT 3N, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Property of Cook County Clerk's Office