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1999-12-28 12:14:33
Cook County Recorder 25.50

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WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)



THE GRANTOR, **ST. GEORGE LOFTS, LTD.**, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to JOSEPH HANCIN

3
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Address: 2706 North Richmond, Chicago, Illinois 60647

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 308 and P-26
2161 NORTH CALIFORNIA AVENUE
CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Number: 13-36-214-017

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 22nd day of December, 1999.

ST. GEORGE LOFTS, LTD.,
an Illinois corporation

BY: Jane P. Koldave
Its President

ATTEST: [Signature]
Its Secretary

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UNIT(S) 308 and P-26 in ST. GEORGE LOFTS CONDOMINIUM as delineated on a survey of the following described real estate:

Lots 17, 18, 19 and 20 in W. O. Cole's Subdivision of Lots 22 to 25 inclusive and Lots 30 to 35 inclusive in Block 2 in L. Stave's Subdivision of that part of the Northeast 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document number 99898177, together with an undivided percentage in the Common Elements.

Units 308 and P-26

ADDRESS: **2161 NORTH CALIFORNIA AVENUE, CHICAGO, ILLINOIS 60657**

P.I.N. **13-36-214-017**

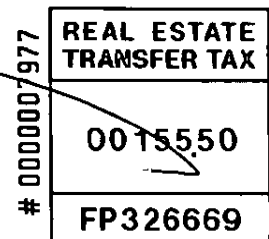
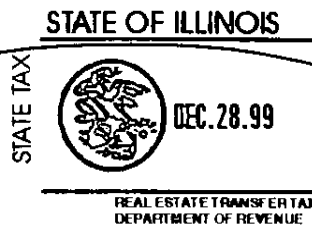
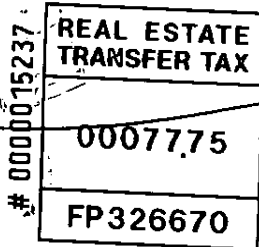
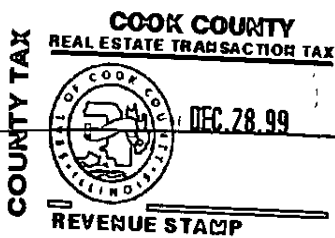
SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded September 23, 1999 as Document number 99898177 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS 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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

POSTAGE METER SYSTEMS



City of Chicago
Dept. of Revenue
218023



Real Estate
Transfer Stamp
\$1,166.25


12/28/1999 11:00 Batch 05396 23

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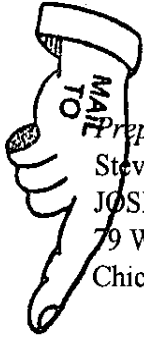
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JAMES P. BOLDUC, personally known to me to be the President of ST. GEORGE LOFTS, LTD., an Illinois corporation, and GEORGE MILLER, 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, 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.

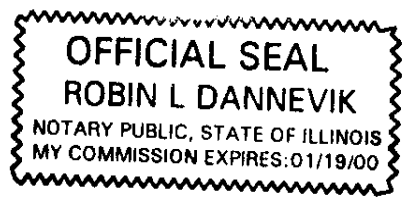
GIVEN under my hand and official seal, this 22nd day of December, 1999.



NOTARY PUBLIC



Prepared By:
Steven E. Moltz
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603



Mail To: TUOHY & ASSOCIATES, P.C.
218 N. JEFFERSON
SUITE 300
CHICAGO, IL 60661

Name and Address of Taxpayer:

Joseph Hancin
Unit 308
2161 North California Avenue
Chicago, Illinois 60647