

UNOFFICIAL COPY

23 425 444

SPECIAL WARRANTY DEED

THIS DEED, made this 28th day of February, 1976, by FIRST CHICAGO PROPERTIES, INC., a Delaware corporation, authorized to transact business in Illinois, and having its principal place of business at One First National Plaza, Chicago, Illinois 60670, hereinafter called the grantor, to:

Kenneth W. Schroeder and Lois R. Schroeder, as joint tenants hereinafter called the grantee;

(Wherever used herein, the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Cook County, Illinois, viz:

PARCEL I:
Unit No. 207 in the building identified as No. 1265 Sterling Avenue, as delineated on the survey plat of that certain Parcel of Real Estate in the West 1/2 of the North-east 1/4 of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by LaSalle National Bank, as Trustee under Trust Agreement dated September 25, 1972 and known as Trust Number 44634, recorded in the Office of the Recorder of Cook County, Illinois as Document Number 23,072,506, which Declaration of Condominium has been amended by Document No. 23,079,371 filed in the Office of the Recorder of Cook County, Illinois (said Declaration of Condominium, as so amended, hereinafter collectively referred to as the "Declaration"), and as delineated in any amendments to said survey plat (said Unit being referred to as Unit No. 21-207 in the table attached as Exhibit "B" to the Declaration, as amended from time to time), together with the undivided percentage interest in the Common Elements of said property appurtenant to said Unit, as set forth in the Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations, as such term is defined in the Declaration, as same are filed of record pursuant to the Declaration, and together with any additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of any such Amended Declaration.

THIS INSTRUMENT WAS PREPARED BY
Loster A. Jensen
One First National Plaza
Chicago, Illinois 60670

*address of the property
& grantor's address
1265 Sterling
Chicago Ill.*

76376 Unit 2 Ex 191 call

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STATE OF ILLINOIS REAL ESTATE TRANSFER TAX	DEPT. OF REVENUE
MAR 27 1976	3150
913	086870

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PARCEL II:

A perpetual and exclusive easement in and to parking space No. P- 84 appurtenant to the above described Unit as delineated in Exhibit A of the above described Declaration of Condominium.

Said easement shall be solely for the use and benefit of the Grantee and Grantee's tenants, agents, servants, family members, licensees or invitees, and the use thereof shall be subject to the terms and provisions of the Declaration, as amended from time to time, and any by-laws, rules and regulations adopted or enacted pursuant thereto, including, without limitation, Grantee's payment of any parking fee assessed in accordance with the terms thereof.

Every deed, lease, mortgage or other instrument affecting the Unit shall include the easement hereby granted. Any such deed, lease, mortgage or other instrument purporting to affect the Unit without also including the easement hereby granted appurtenant to the Unit shall be deemed to include the easement hereby granted, even if such easement is not expressly mentioned or described therein.

Grantor reserves the right to use the Parking Space in any manner not inconsistent with the rights granted to Grantee herein.

The easement hereby granted and the covenants herein contained shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

This deed delivered is subject to the following:

Current real estate taxes; special taxes or assessments for improvements not yet completed; easements, covenants, and restrictions and building lines of record; the Illinois Condominium Property Act; the Condominium Documents, including all amendments and exhibits thereto, By-Laws of the Countyside Condominium Association as amended to date, a projected year's operating budget for Countyside Condominium, and the floor plan of the Purchased Unit; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser; and existing tenancy of the Purchased Unit, if any.

TO HAVE AND TO HOLD, the same in fee simple forever.

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County Clerk's Office

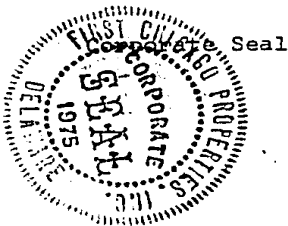
AND, the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer, thereunto duly authorized, the day and year first above written.

FIRST CHICAGO PROPERTIES, INC.

By: Philip P. Hall
Vice President

Attest:
By: W. A. Jensen
Secretary



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Office

Acknowledgment

State of Illinois)
County of Cook) SS.

I, John M. Nowak, a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George J. McNeil personally known to me to be the VICE PRESIDENT of First Chicago Properties, Inc., a Delaware Corporation and LESTER A. JENSEN 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 such VICE PRESIDENT and ASSISTANT SECRETARY, they signed and delivered the said instrument as VICE PRESIDENT and ASSISTANT SECRETARY of said corporation, and caused the corporate seal of said corporation to be affixed thereto 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 notarial seal this 15th day of March, 1976.

John M. Nowak
Notary Public in State of Illinois



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END OF RECORDED DOCUMENT