

23 560 224

SPECIAL WARRANTY DEED

UNIT 2- 73577

THIS DEED, made this 25th day of April, 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:

Robert J. Schmitt and Mary C. Schmitt, as Joint Tenants and not as Tenants in Common

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)

12.00

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. 109 in the building identified as No. 1325 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. 20-109 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.

RECORDERS OFFICE

38.0

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**PARCEL II:**

A perpetual and exclusive easement in and to parking space No. P-48 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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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Marlene S. Kurtz, a Notary Public

in and for said County, in the State aforesaid, do hereby certify that Clarke C. Stuyman & Gerald T. Greenes, personally known to me to be the VICE PRESIDENTS of FIRST CHICAGO Properties, Inc. 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 they signed and delivered the said instrument as VICE PRESIDENTS and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, 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 notarial seal this 25th day of April, 1976.



Marlene S. Kurtz  
Notary Public

A-73579

Return to:  
Box 15  
Robert J & Mary C Schmitt  
1325 Sterling Ave. Unit 109  
Palatine, Ill.

231 560 224

END OF RECORDED DOCUMENT

UNOFFICIAL COPY

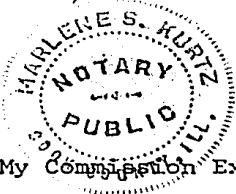
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Marlene S. Kurtz, a Notary Public

in and for said County, in the State aforesaid, do hereby certify that Clarke C. Stayman & Gerald T. <sup>GREENERS</sup> personally known to me to be the VICE PRESIDENTS of FIRST CHICAGO PROPERTIES, INC. 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 they signed and delivered the said instrument as VICE PRESIDENTS and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, 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.

A-73599

Given under my hand and notarial seal this: 25th day of April, 1976.



Marlene S. Kurtz  
Notary Public

23:560 224

Return To:  
Box 15  
Robert J & Mary C Schmitt  
1325 Sterling Ave. Unit 109  
Palatine, Ill.

END OF RECORDED DOCUMENT