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WARRANTY DEED

THE GRANTOR, Michigan Park Condominium Association, an Illinois not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN AND NO/100 DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to Richard S. Kuffner and Catherine M. Kuffner, his wife, not in Tenancy in Common but in JOINT TENANCY, 1913-1 Michigan Condominium, Ill. the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 1213-1 as delineated on survey of the following described parcel of real estate (hereinafter "Parcel") Lot 11 and 12 in Stockham's resubdivision of Blk. 2 in Blais' addition to Evanston in E 1/2 of NE 1/4 of Sec. 19, Twp. 41 North, Range 14, East of the Third P.M., in Cook County, Illinois, commonly known as 205-20 Hamilton St. and 1201-13 Michigan Ave., Evanston, Illinois, which survey is attached as Exhibit A to Declaration of Condominium made by the Michigan Park Condominium Association dated 10/28/76 and recorded in Cook County, Illinois Recorder's Office, as Document No. 27705298 together with an undivided 4.615 % interest in said Parcel (excepting from said Parcel the property and space comprising all the Units thereof as set forth in said Declaration and Survey) situated in the City of Evanston, County of Cook and State of Illinois.

Grantor also hereby grants to Grantee his successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property as set forth in the aforementioned Declaration, 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 therein.

Subject, however, to: (a) covenants, conditions and restrictions of record, terms, provisions, covenants, and conditions, of the Declaration of Condominium; (b) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (c) encroachments, if any; (d) party wall rights and agreements, if any; (e) existing leases and tenancies; (f) limitations and conditions imposed by the Condominium Property Act; (g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; (j) general taxes for the year 1976 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1976; and (k) installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

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 10th day of November, 1976.

Attest:

MICHIGAN PARK CONDOMINIUM ASSOCIATION

By

Andrew J. Mulder
SECRETARY

By

David L. Doyle
PRESIDENT

[CORPORATE SEAL]

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DAVID L. DOYLE, personally known to me to be the President of the Michigan Park Condominium Association, an Illinois not-for-profit corporation, and ANDREW J. MULDER, 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 as President and 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 official seal, this 10th day of November 1976.

Commission expires November 1980
Andrew J. Mulder
NOTARY PUBLIC

This instrument was prepared by: David L. Doyle, 115 West Jackson Blvd. Chicago, Illinois 60604. SEND SUBSEQUENT TAX BILLS TO:

Mail to: *Richard S. Kuffner*
1913-1 Michigan
Evanston, Ill.

10.00

COOK
CO. NO. 014
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PA 10-541
DEC-876
REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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COOK COUNTY, ILLINOIS
FILED FOR RECORD
DEC 6 12 55 PM '75

William H. Wilson
RECORDER OF DEEDS
*23736957

Property of Cook County Clerk's Office

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