

# UNOFFICIAL COPY

GEORGE E. COLE\* NO. 804  
LEGAL FORMS September, 1975

## WARRANTY DEED

Statutory (ILLINOIS) **COOK COUNTY, ILLINOIS**  
FILED FOR RECORD

24 439 213

RECORDER OF DEEDS

\*24439213

(Corporation to Individual)

MAY 9 '78 1 45 PM

(The Above Space For Recorder's Use Only)

THE GRANTOR First Condominium Development Co.,

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 and no/100 (\$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 MICHIGAN AVENUE NATIONAL BANK, AS TRUSTEE UNDER

TRUST NO. 2856, 30 North Michigan Avenue, Chicago, Illinois, 60602  
(NAME AND ADDRESS OF GRANTEE)

the following described 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.

66-21-9914E  
20-21-114  
1 way Unit E 485425

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
111 40.00

10.00

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 Assistant Secretary, this 28th day of April, 1978



First Condominium Development Co.  
(NAME OF CORPORATION)  
BY Harold Louis Miller, PRESIDENT  
ATTES Jeannette Sachs, ASSISTANT SECRETARY

State and County of Cook ss. I, the undersigned, a Notary Public, in and for the  
County and State aforesaid, DO HEREBY CERTIFY that Harold Louis Miller  
personally known to me to be the President of the First Condominium Develop-

ment Co., a  
corporation, and Jeannette Sachs 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 instru-  
ment, appeared before me this day in person and severally acknowledged that as  
such President and Assistant Secretary, they signed  
and delivered the said instrument as President 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 official seal, this 28th day of April, 1978  
Commission expires 4/21 1982

This instrument was prepared by Herbert A. Kessel, RUDNICK & WOLFE, 30 N.  
LaSalle Street, Chgo. (NAME AND ADDRESS) IL 60602

MAIL TO: Michigan Ave Natl Bk  
30 N. Michigan Ave.  
Chicago, Ill 60602  
Hand Delivered

ADDRESS OF PROPERTY: 5401 South Hyde Park Blvd.  
Chicago, Illinois 60615  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Grantee  
(Name)  
(Address)

OR RECORDER'S OFFICE BOX NO. BOX 533

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
38.00

24 439 213  
DOCUMENT NUMBER

Unit No. 404 in the 5401 South Hyde Park Condominium, as delineated on Survey of the following described real estate: Lot 1 and the North 20 feet of Lot 2 (except that part of said Lots taken for alley) in James Morgan's East End Avenue Subdivision in the South West fractional quarter of Section 12, Township 38 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 No. 24254360, as amended by Document No. 24266301; together with an undivided 1.23 % interest in the Common Elements.

Grantor also hereby grants to 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 said 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 described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration as though the provisions of said Declaration were recited and stipulated at length herein.

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SUBJECT TO: General real estate taxes not yet due and payable; Acts done or suffered by Purchaser, or anyone claiming by, through, or under Purchaser, including but not limited to Purchaser's mortgage documents; Limitations and conditions imposed by the Condominium Property Act of Illinois; Easements, covenants, restrictions and building lines of record; Applicable zoning building laws or ordinances; Terms, provisions, covenants and conditions contained in and rights and easements established by Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The 5401 South Hyde Park Boulevard Condominium Association recorded as Document No. 24254360 and amended by Document No. 24266301; Existing lease of the Purchased Unit; Instrument recorded as Document No. 18240483 pursuant to which the property falls within the Hyde Park-Kenwood Urban Renewal Area as established pursuant to the provisions of the Urban Renewal Community Act.

EXHIBIT A

END OF RECORDED DOCUMENT