

UNOFFICIAL COPY

NO 804
September, 1975

WARRANTY DEED
COOK COUNTY, ILLINOIS
FILED FOR RECORD

24 460 259

24 420 696

24420696

Statutory Illinois

APR 21 1978

Corporation to individual

The Above Space For Recorder's Use Only

THE GRANTOR First Condominium Development Co., 24 488 008

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 225 and no/100 (\$210.00) and other good and valuable considerations, DOLLARS

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to Erica Anders and Edward Anders, (NAME AND ADDRESS OF GRANTEE)

as joint tenants NOT as tenants in common of 5401 S. Hyde Park Blvd. Chicago, IL 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.

This instrument being re-recorded to correct percentage of interest in legal description.

This instrument being re-recorded to correct legal description.

Except and in provisions of Paragraph D, Section 4, of the Illinois Transfer Tax Act

5/24/78 Heather Young 13.00
Agent, Seller or Representative

13.00

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 President, and Assistant Secretary, on the 7th day of April, 1978.

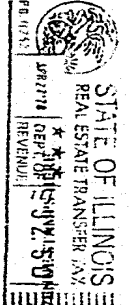
First Condominium Development Co.

Harold Louis Miller, President
Jeannette Sachs, Assistant Secretary

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 Harold Louis Miller personally known to me to be the President of the First Condominium Development 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 instrument, 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, and acted to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and sole act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 7th day of June, 1978. Commission expires 4-5-82.

Heather Young
Notary Public



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

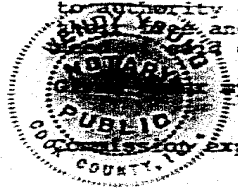
RECEIVED IN BAD CONDITION

UNOFFICIAL COPY

Property of Cook County

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 Harold Louis Miller personally known to me to be the President of the First Condominium Development Co., a corporation, and Jeanette 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 instrument, 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 and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

DE CHICAGO
OFFICE OF THE
TREASURER
OF TRANSACTIONS TAX



My hand and seal, this 19th day of May, 1978.
Commission expires 4-5-82.

24 488 008

Wendy Young
Notary Public

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Property of Cook County Clerk

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County and State at large, DO HEREBY CERTIFY that Harold Louis Moxley 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 instrument, 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 to said instrument, 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.

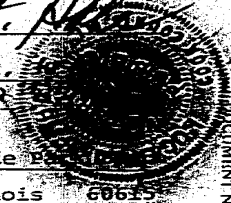
Witness my hand and official seal this 11th day of April 1978.

This instrument was prepared by Herbert A. Kessel, RONICK & WOLFE, 125 LaSalle Street, CHGO. (NAME AND ADDRESS)

RICHARD L. BRAUER
179 W WASHINGTON ST
CHICAGO, ILLINOIS 60602

ADDRESS OF PROPERTY:
5491 South Hyde Park
Chicago, Illinois 60615
FOR ADDITIONAL PURPOSES
THIS ADDRESS IS NOT A PART OF THIS DEED
SEND ALL PRESENT AND FUTURE TAX BILLS TO
BRANDS
BOX 533

CHICAGO
INSURANCE TAX
\$ 35.00
24 488 008
24 460 259
24 420 696



Property of Cook County Office

EDWARD J. LEGAL

Unit No. 1203 in the 5401 South Hyde Park Condominium, as delineated on Survey of the following described real estate: Lot 2 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 1.00% interest in the Common Elements.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as an easement appurtenant to the premises herein conveyed, a perpetual, exclusive easement for parking purposes in and to Parking Space No. U9A as defined and set forth in said Declaration and Survey.

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.

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.

24 488 008

EXHIBIT A

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COOK COUNTY ILLINOIS
FILED FOR RECORD
MAY 23 10 2 29 PM

COOK COUNTY ILLINOIS
JUN 13 1978 10 29 AM

Handwritten signature

24488008

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COOK COUNTY ILLINOIS
INDEXED FOR RECORD

END OF RECORDED DOCUMENT