

# UNOFFICIAL COPY

WARRANTY DEED  
Corporation to Individual  
(JOINT TENANCY)

24 553 758

10<sup>00</sup>

66-453309

THE GRANTOR, 1047-59 HYDE PARK CO-OPERATIVE BUILDING CORPORATION, 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 pursuant to recommendation by the Board of Directors of said 1047-59 Hyde Park Co-operative Building Corporation and in compliance with resolutions of the Shareholders thereof, adopted by a 100% vote, and for other good and valuable considerations, in hand paid, CONVEYS and WARRANTS unto

WILLIAM BAXTER COLLIER and ERNESTINE COLLIER, husband and wife, 1047 East Hyde Park Boulevard, of the City of Chicago, in the County of Cook and State of Illinois, not in Tenancy in Common, but IN JOINT TENANCY, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

UNIT 1047-3 AS DELINEATED IN SURVEY OF LOT 2 (EXCEPT THE NORTH 17 FEET THEREOF) TAKEN FOR STREET, AND LOT 3 IN BLOCK 2 IN EGANDALE, SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY 1047-59 HYDE PARK CO-OPERATIVE BUILDING CORPORATION, DATED JANUARY 17, 1978, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24465509, TOGETHER WITH AN UNDIVIDED 1/3 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS, AS DEFINED AND SET FORTH IN SAID DECLARATION.

Grantor also hereby grants to grantees, their 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 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 described therein.

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

The present interest of the grantee, under a certain Proprietary Lease from the grantor to the grantee herein, is hereby deemed to be and is merged in this fee of the grantee.

The undersigned grantee's herein accept this deed in full satisfaction of the grantee's distributive share of the assets of 1047-59 Hyde Park Co-operative Building Corporation.

*William B. Collier, Jr.*  
*Ernestine T. Collier*

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Secretary, and attested by its Secretary, This 6<sup>th</sup> day of June, 1978.

1047-59 HYDE PARK CO-OPERATIVE BUILDING CORPORATION

By *William E. Payne* President

Attest *Ernestine T. Collier* Secretary



(Continued on Reverse Side hereof)

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE PARAGRAPH (E) OF SECTION 200.1-2B5 OF SAID ORDINANCE.

Section 4  
Exempt under provisions of Paragraph (E),  
Real Estate Transfer Tax Act.  
Date 6-5-78  
24 553 758

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State of Illinois, )  
                          )     ss.  
County of Cook     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that WILLIAM E. PAYNE - - - personally known to me to be the President of 1047-59 Hyde Park Co-operative Building Corporation, and ERNESTINE COLLIER - - - - - Secretary of said corporation, and personally known 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 of said corporation, 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 and Shareholders 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 6<sup>th</sup> day of June 1978.



Oscar C. Brown  
Notary Public

Commission expires April 24 1981

This instrument was prepared by Oscar C. Brown, 4649 Cottage Grove Ave., Chicago, Ill.

WILLIAM E. PAYNE  
1047 East Hyde Park Blvd  
Chicago, Ill. 60615

ADDRESS OF PROPERTY  
1047 E Hyde Park Blvd  
Chicago, Ill 60615  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO  
same

DOCUMENT NUMBER

BOX 533

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUN 26 12 46 PM '78

Oscar C. Brown  
RECORDER OF DEEDS

4553758

END OF RECORDED DOCUMENT