

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 801
OCTOBER, 1967

WARRANTY DEED
IN TRUST
Statutory (ILLINOIS)

STATE OF ILLINOIS
RECORD
9 AM '78

24 732 077

RECORDED OF DEEDS

24732077

(The Above Space For Recorder's Use Only)

889164
1 Aug 1978
66-68037 E

80-14-803

OR

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 Ten and 00/100 (\$10.00) DOLLARS,
and other good and valuable consideration
in hand paid, and pursuant to authority given by the Board of Directors of said corporation
CONVEY s and WARRANT s to Robert M. Grossman
whose address is 120 South LaSalle Street, Chicago, Illinois
as Trustee under the provisions of a trust agreement dated the 17th
day of October, 1978, known as Trust Number RG-34 the
following described real estate in the County of Cook and State of
Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT A

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts
and for the uses and purposes herein and in said trust agreement set forth.

THE TENANT, IF ANY, OF THIS UNIT, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE
HIS RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT OR HAD NO SUCH RIGHT OF FIRST
REFUSAL PURSUANT TO CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO AND THE
ILLINOIS CONDOMINIUM PROPERTY ACT.

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 President, and attested by its
Secretary, this 24th day of October, 1978.



FIRST CONDOMINIUM DEVELOPMENT CO.
NAME OF CORPORATION
BY [Signature] PRESIDENT
ATTEST 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., an Illinois



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 24th day of October, 1978

Commission expires January 13, 1979 [Signature]
NOTARY PUBLIC

Jeffrey Johns
120 So. LaSalle St.
Chicago, Ill 60603

ADDRESS OF PROPERTY
1401 East 55th Street
Chicago, Illinois 60615
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO

30
28.50
24 732 077

DOCUMENT NUMBER

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Unit No. 305-N in University Park Condominium as delineated on the Survey of Lots 9, 10, 13, 17, 18, 19 and part of Lot 12 in Chicago Land Clearance Commission No. 1; also part of Lot 22 in Block 57 and part of Lot 22 and of Lot 3 in Block 58 in Hyde Park Subdivision, all in the South East Quarter of Section 11 and the North East Quarter of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which Survey is attached as Exhibit "A" to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24681928, together with its undivided percentage interest in the Common Elements.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, all 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 real estate described therein.

This Deed is subject to general real estate taxes for 1978 and subsequent years; limitations and conditions imposed by Condominium Property Act of Illinois; easements, covenants, restrictions and building lines of record; applicable zoning and building laws or ordinances or ordinances of record; 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 University Park Condominium Association; existing lease, if any, of the Purchased Unit, laundry room lease dated July 21, 1976 with Alco Coin Meter Co.; rights of public or quasi-public utilities, if any, in vacated streets and alleys; and encroachment of concrete wall of about 3/8 inches of premises adjoining South over a portion of Lot 22 as disclosed by survey dated September 18, 1978 prepared by Jens K. Doe Survey Service, Inc., No. 78-1036.

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END OF RECORDED DOCUMENT