

# UNOFFICIAL COPY

LEGAL FORMS September, 1975  
WARRANTY DEED

Statutory (ILLINOIS)  
(Corporation to Individual)

ILLINOIS  
RECORD  
NOV 22 12 23 PM '78

24 733 460

*Edw. R. Olson*  
RECORDER OF DEEDS  
\* 24733460

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 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 CONVEYS and WARRANTS to James Adams (NAME AND ADDRESS OF GRANTEE)  
1451 East 55th Street, Chicago, Illinois 60615

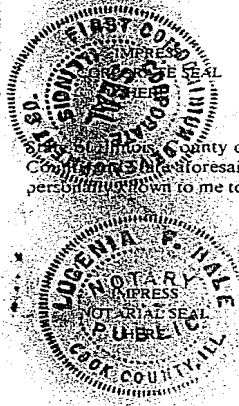
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

10.00

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.

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 Herbert A. Kessel PRESIDENT  
ATTEST: Joannette Sacha ASSISTANT SECRETARY

County of Cook ss. I, the undersigned, a Notary Public in and for the County of Cook aforesaid, DO HEREBY CERTIFY that Herbert A. Kessel President of the FIRST CONDOMINIUM DEVELOPMENT CO., an Illinois corporation, and Joannette Sacha 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 to me 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  
Virginia C. Hale  
NOTARY PUBLIC

This instrument was prepared by Herbert A. Kessel, Esq., Rudnick & Wolfe, 30 N. LaSalle Street, Chicago, Illinois (NAME AND ADDRESS) 60602

MAIL TO: Aaron H. Payne (Name)  
100 N. LaSalle - Suite 604 (Address)  
Chicago, Ill 60602 (City, State and Zip)  
BOX 533

ADDRESS OF PROPERTY: 1451 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:  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)

3808-89-97 km1  
20-14-203  
608-41-02

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
REVENUE  
013798  
35  
31  
85510  
STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
REVENUE  
31.50  
24 733 460  
DOCUMENT NUMBER

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Unit No. 324-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. 24684928, together with its undivided percentage interest in the Common Elements.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, an Exclusive Parking Use for parking purposes in that Limited Common Element delineated as Indoor Parking Space No. 7AE as defined and set forth in said Declaration and Survey.

Grantor also hereby grants to Grantee, his, her or 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 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.

24 733 460  
Office  
**END OF RECORDED DOCUMENT**