

# UNOFFICIAL COPY

LEGAL FORMS September, 1975

## WARRANTY DEED

(Statutory Illinois)

(Corporation to Individual)

24 735 475

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

(The Above Space For Recorder's Use Only)

Nov 24 '78 10 45 AM

RECORDED FOR DEEDS

\*24735475

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 ONE 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 P. Foley and Theodore R. Johnson,  
(NAME AND ADDRESS OF GRANTEE)

as tenants in common, 1451 East 55th Street, Chicago, Illinois

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 hereon affixed, and has caused its name  
to be signed in and the same presents by its Assistant Secretary, this 24th day of October, 1978.

FIRST CONDOMINIUM DEVELOPMENT CO.

(NAME OF CORPORATION)

BY Harold Louis Miller PRESIDENT  
ATTEST: Jeannette Sachs ASSISTANT SECRETARY

State of Illinois County of Cook ss. I, the undersigned, a Notary Public, do hereby certify that Harold Louis Miller  
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 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 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 April 20 1982 Susan L. Rozaris  
NOTARY PUBLIC

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

MAIL TO: Theodore R. Johnson  
(Name)  
1200 N. LAKE SHORE DRIVE  
(Address)  
Chicago ILL 60610  
(City, State and Zip)

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)

CR RECORDER'S OFFICE BOX NO. BOX 533

013954  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
RECEIVED  
35

31/2  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
RECEIVED  
31.00

DOCUMENT NUMBER  
24 735 475

66-67-204 491851 bmc

20-14-203

# UNOFFICIAL COPY

Unit No. 823-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, 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. 78-1436.

24735475

OF RECORDED DOCUMENT