

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 804  
September, 1971

## WARRANTY DEED

Statutory Illinois

20142800  
COOK COUNTY, ILLINOIS  
(Corporation to Individual) FILED FOR RECORD

24 745 005

RECORDED FOR DEEDS

24746005

CO. NO. 016

REC 1 '78 12 37 PM

0 3 6 8 6 2

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 George S. Tolley and Alice W. Tolley, his (NAME AND ADDRESS OF GRANTEE)

Wife, 1451 East 55th Street, #1023-N, Chicago, IL 60615

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: not in Tenancy in Common but in Joint Tenancy

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

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 President, and attested 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, 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 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 August 4 1981 Barbara A. Kessel 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: George S. Tolley (Name)  
5830 Stony Island (Address)  
Chicago, Ill 60637 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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:  
BOX 333 (Address)

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC-178  
REVENUE  
33.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
35.00

20142800

1005

24746005

# UNOFFICIAL COPY

Unit No. 1023-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. 24584925, 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 Control 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.

24 746 005

END OF RECORDED DOCUMENT