

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS  
NO. 804  
September, 1975

## WARRANTY DEED

COOK COUNTY, ILLINOIS 24 760 969  
Statutory (ILLINOIS) FILED FOR RECORD

*William R. Olson*  
RECORDER OF DEEDS

\* 24760969

DEC 12 2 46 PM '79  
2014 203  
(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR - FIRST CONDOMINIUM DEVELOPMENT CO.,

COOK  
CO. NO. 016

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 Ritz Balick, 1451 East 55th Street, #421-N,  
(NAME AND ADDRESS OF GRANTEE)

Chicago, IL 60615

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

10.00

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

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
30.50

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 Joseph Balick PRESIDENT  
ATTEST: Jeannette Spiche ASSISTANT SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for said  
County and State aforesaid, DO HEREBY CERTIFY, that Joseph Balick  
personally known to me to be the President of the FIRST CONDOMINIUM DEVELOP-  
MENT CO., an Illinois  
corporation, and Jeannette Spiche 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  
Herbert 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: Joseph Balick  
560 N. Kennick  
Apache Junction, Arizona 85520  
(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)

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
35.00  
24760969

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DOCUMENT NUMBER

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Unit No. 626-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. 78-1036.

24 760 959

END OF RECORDED DOCUMENT