

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

24 780 803

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR, 2017 207  
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 Gilbert Sedelaky

(NAME AND ADDRESS OF GRANTEE)  
8923 Knight, Des Plaines, Illinois 60016

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

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 HAS  
NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO CHAPTER 100.2 OF THE  
MUNICIPAL CODE OF CHICAGO AND THE ILLINOIS CONDOMINIUM PROPERTY ACT.

300X COUNTY, ILLINOIS  
FILED FOR RECORD

DEC 28 '78 9 00 AM

\* 24780803 35 \*

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name  
to be signed hereon and presents by its Assistant Secretary, this 24th day of October, 1978.

FIRST CONDOMINIUM DEVELOPMENT CO.

(NAME OF CORPORATION)



ATTEST Jeannette Sachs Assistant Secretary

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, 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 DEVEL-  
OPMENT 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  
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 27th day of October, 1978

Commission expires January 3, 1979 Rudnick & Wolfe  
NOTARY PUBLIC

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

ADDRESS OF PROPERTY:  
1450 East 55th Place

Chicago, Illinois 60637

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

COOK CO. NO. 016  
9 0 1 5 9  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
RECEIVED  
34.00  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
RECEIVED  
35.00

DOCUMENT NUMBER

002766-39-99-21164

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Unit No. 326-S 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. 3CE 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 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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