

UNOFFICIAL COPY

LEGAL FORMS September, 1975

WARRANTY DEED

24 735 483
24970577

William A. Olsen
RECORDED

Statutory (ILLINOIS) COOK COUNTY, ILLINOIS
FILED FOR RECORD

*24735483

(Corporation to Individual) Nov 24 '78 10 45 AM (The Above Space For Recorder's Use Only)

66-48-113E 49,700 DMG

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 Stephen M. Hopkins, and Harvey C. Hopkins, Jr.
1401 E. 55th Street
#713-N, Chicago, IL 60615
(NAME AND ADDRESS OF GRANTEE)

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE #424745
\$30.00
* * * *

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 A 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.

24970577

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

FIRST CONDOMINIUM DEVELOPMENT CO.
(NAME OF CORPORATION)
BY Harvey C. Hopkins, Jr. PRESIDENT
ATTEST Marionette Smith ASSISTANT SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, Notary Public in and for the
County and State aforesaid, DO HEREBY CERTIFY that Harvey C. Hopkins, Jr.
personally known to me to be the President of the FIRST CONDOMINIUM DEVELOPMENT CO.
an Illinois corporation, and Marionette Smith 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
expressed.

Given under my hand and official seal, this 24 day of October

Commission expires November 22, 1980 Sheila M.H. Mayers
NOTARY PUBLIC

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

ADDRESS OF PROPERTY:
1401 East 55th Street
Chicago, IL 60615
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

MAIL TO: Stephen M. Hopkins
1401 E. 55th St. #713-N
Chicago, IL 60615
BOX 533

RECORDER'S OFFICE BOX NO. _____

20-14-203

RECORDED IN ILLINOIS
DEPT. OF REVENUE
REVENUE #424745
\$30.00
DOCUMENT NUMBER
735 483

UNOFFICIAL COPY

Unit No. 713-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 37 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. 13BW 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, Covenant 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.

24570577
Office

24 735 483

UNOFFICIAL COPY

Henry R. Wilson

CLERK OF COURT
COOK COUNTY ILL.

1979 MAY 22 PM 12 17
MAY-22-79 5 8 6 5 2 3 • 24970577 • A — Rec. 11.00

Property of Cook County

11.00

24970577

THIS DEED IS BEING RE-RECORDED AND RE-ACKNOWLEDGED FOR CORRECTIVE PURPOSES ONLY.

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 Sachse 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 11th day of April 1979.
Commission expires January 16 1983 Carol A. Marsh
NOTARY PUBLIC



24970577

END OF RECORDED DOCUMENT