

24 034 432

SPECIAL WARRANTY DEED

THIS DEED, made this 12th day of July, 1977, by FIRST CHICAGO PROPERTIES, INC., a Delaware corporation, authorized to transact business in Illinois, and having its principal place of business at One First National Plaza, Chicago, Illinois 60670, hereinafter called the grantor, to:

RONALD F. GUILLOZ and SANDRA S. GUILLOZ, his wife, as joint tenants and not as tenants in common, hereinafter called the grantee;

(Whenever used herein, the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Cook County, Illinois, viz:

PARCEL I:
Unit No. 109 in the building identified as No. 1255 Sterling Avenue, as delineated on the survey plat of that certain Parcel of Real Estate in the West 1/2 of the Northeast 1/4 of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by LaSalle National Bank, as Trustee under Trust Agreement dated September 25, 1972 and known as Trust Number 44634, recorded in the Office of the Recorder of Cook County, Illinois as Document Number 23,072,506, which Declaration of Condominium has been amended by Document No. 23,079,371 and amended December 5, 1975 as document No. 23,315,094 and amended February 26, 1976 as document No. 23,400,612 filed in the Office of the Recorder of Cook County, Illinois (said Declaration of Condominium, as so amended, hereinafter collectively referred to as the "Declaration"), and as delineated in any amendments to said survey plat (said Unit being referred to as Unit No. 22-109 in the table attached as Exhibit "B" to the Declaration, as amended from time to time), together with the undivided percentage interest in the Common Elements of said property appurtenant to said Unit, as set forth in the Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations, as such term is defined in the Declaration, as same are filed of record pursuant to the Declaration, and together with any additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of any such amended Declaration.

69408
4-2

11.00

24 034 432

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 26 1977
DEPT. OF REVENUE
39.00
39.00

This deed delivered is subject to the following:

1. Current real estate taxes;
2. special taxes or assessments for improvements not yet completed;
3. easements, covenants and restrictions and building lines of record;
4. the Illinois Condominium Property Act;
5. the Condominium Documents, including all amendments and exhibits thereto;
6. applicable zoning and building laws and ordinances;
7. acts done or suffered by Purchaser; and
8. existing tenancy of the Purchased Unit, if any.

TO HAVE AND TO HOLD, the same in fee simple forever.

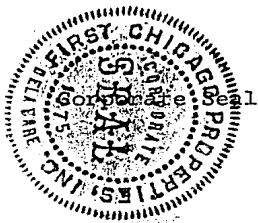
AND, the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officer, thereunto duly authorized, the day and year first above written.

FIRST CHICAGO PROPERTIES, INC.

By: *Donald Buick*
Vice President

Attest:
By: *Paul Fisher*
Assistant Secretary



24 034 432
Law of P.

This Deed prepared by:
Paul E. Fisher
Attorney
THE FIRST NATIONAL BANK OF CHICAGO
One First National Plaza
Chicago, Illinois 60670
(312) 732-3747

Box 15

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Mary Anne LeComte, a Notary Public
in and for said County, in the State aforesaid, do hereby certify
that Donald Buick, personally known to me to be
the Vice President of FIRST CHICAGO PROPERTIES,
INC., and Paul E. Fisher
, 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 they signed and delivered the said instrument as Vice
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 notarial seal this 12th day of
July, 1977.

Mary Anne LeComte
Notary Public



My Commission Expires:
11-30-80

COOK COUNTY, ILLINOIS
FILED FOR RECORD
JUL 29 12 53 PM '77

Sidney H. Wilson
RECORDER OF DEEDS

*24034432

END OF RECORDED DOCUMENT