

UNOFFICIAL COPY

WARRANTY DEED

24 386 761

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THE GRANTOR, INDIAN BOUNDARY COURT ASSOCIATION, a not-for-profit 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 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:

As to an undivided one-half interest, SAM SHAPIRO and SALLY SHAPIRO, his wife, residing at 2435 West Lunt Avenue, Chicago, Illinois 60645, not in Tenancy in Common, but in JOINT TENANCY, and as to an undivided one-half interest, SIDNEY LEDERMAN and JENNIE LEDERMAN, his wife, residing at 2435 West Lunt Avenue, Chicago, Illinois 60645, not in Tenancy in Common, but in JOINT TENANCY

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

Unit No. 2435 1-B in Indian Boundary Court Condominium, as delineated upon the survey of the following described real estate:

Lots 34 to 39, inclusive, in Block 17 in National City Realty Co.'s 4th Addition to Rogers Park Manor, being a Subdivision of the East Half of the South East Quarter of the North East Quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, North and South of the Indian Boundary Line, in Cook County, Illinois;

Which Survey is attached as Exhibit A to the Declaration of Condominium Ownership for Indian Boundary Court Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24362363, together with its undivided 4.5221 percentage interest in the common elements.

Grantor furthermore expressly grants to the grantees, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements of record for the benefit of said property.

This conveyance is made to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Grantor expressly reserves to itself, its successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said Survey or said Declaration.

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E#485322-66-10-24C U/E S/M/S
10/36/21/8

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Cook County Clerk's Office

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CASE NO. 016
01206



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 3 '78 DEPT. OF REVENUE
32.00

362174

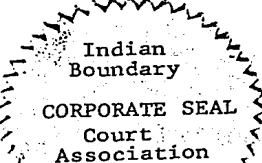
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR 3 '78
35.00



350e

Subject, however, to the following: (1) covenants, conditions and restrictions of record; (2) terms, provisions, covenants, and conditions of said Declaration of Condominium and all amendments, if any, thereto, (3) private, public and utility easements including any easements established by or implied from said Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (4) party wall rights and agreements, if any; (5) existing leases and tenancies; and any leases and tenancies granted by Seller to its contract purchasers, all, expiring not later than September 30, 1978; (6) limitations and conditions imposed by the Condominium Property Act; (7) special taxes or assessments for improvements not yet completed; (8) any unconfirmed special tax or assessment; (9) installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; (10) general taxes for the year 1977 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1978; (11) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium and (12) the provisions of an ordinance adopted by the City of Chicago, effective January 1, 1978, and pertaining to condominiums.

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 Secretary, this 9th day of February, 1978.



INDIAN BOUNDARY COURT ASSOCIATION
By Leonard H. Rauer President
Attest: Jessie Gubertson Secretary

This instrument was prepared by: Fred A. Mauck, MAUCK & BERKOFF
221 North LaSalle Street, Chicago, Illinois 60601

Mail to: (Mr. Lederman)
(2435 West Lunt)
(Chicago, Illinois)

ADDRESS OF PROPERTY:
2435 West Lunt Avenue
Chicago, Illinois 60645
The above address is for statistical purposes only and is not a part of this Deed.

Recorder's Office Box No. **BOX 533**

Send Subsequent Tax Bills To:

(Name)

(Address)

24 386 761

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STATEMENT ATTACHED TO AND
MADE A PART OF THIS DEED

INDIAN BOUNDARY COURT ASSOCIATION, Grantor hereunder, acting by and through its duly authorized officers, does hereby state as follows:

- (X) That the Grantee hereunder is either the present tenant of the Unit or the nominee of such tenant; OR
- () That the present tenant of the Unit either waived or failed to exercise the right of first refusal with respect to said Unit, as such right is provided in the Illinois Condominium Property Act, as amended. In making such statement, said Grantor does not thereby admit or state that such right did or does, in fact, exist with respect to said Unit.

Dated this 9th day of February, 1978.

INDIAN BOUNDARY COURT ASSOCIATION

By: Leonard H. Rovner
President

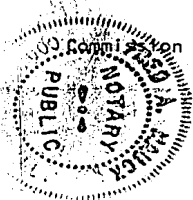
Attest:

Jessie Rubenstein
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 Leonard H. Rovner personally known to me to be the President of INDIAN BOUNDARY COURT ASSOCIATION, an Illinois not-for-profit corporation, and Jessie Rubenstein, personally known to me to be the 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 Secretary, they signed and delivered the said instrument as President and 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 9th day of March, 1978.



Commission expires Oct 7 1978

Richard A. Muehl
NOTARY PUBLIC

ILLINOIS
RECORDED FOR RECORD

APR 3 2 59 PM '78

RECORDER OF DEEDS
*24086761

END OF RECORDED DOCUMENT