

24391170

WARRANTY DEED

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THE GRANTOR, The Kingston Condominium Association, an Illinois not-for-profit corporation, created and existing under and by virtue of the laws of the State of Illinois for and in consideration of the sum of TEN AND NO/100 DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS AND WARRANTS to CHRISTOPHER T. PAYNE and KENYON T. PAYNE, as Tenants in Common as to an Undivided 1/2 Interest each the following described real estate situated in the County of Cook in the State of Illinois, to wit: Who's address is 1931 Sherman, Evanston, IL.

Unit 1931-S as delineated on Survey of the following described parcel of real estate (hereinafter "Parcel"), the West 200.75 feet of the North 1/2 of Lot 10 in Block 5 in Evanston in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, commonly known as 1929-1931 Sherman Avenue, Evanston, Illinois, which Survey is attached as Exhibit A to Declaration of Condominium made by The Kingston Condominium Association dated March 9, 1978 and recorded in Cook County, Illinois Recorder's Office as Document No. 24357554 together with an undivided 1.8527% interest (excepting from said Parcel the property and space comprising all the units thereof as set forth in said Declaration and Survey) situated in the City of Evanston, County of Cook and State of Illinois.

Grantor also hereby grants to Grantee his successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property as 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 property therein.

Subject, however, to: (a) covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium; (b) private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (c) encroachments, if any; (d) party wall rights and agreements, if any; (e) existing leases and tenancies; (f) limitations and conditions imposed by the Condominium Property Act; (g) special taxes or assessments for improvements not yet completed; (h) any unconfirmed special tax or assessment; (i) installments not due at the date hereof or any special tax or assessment for improvements heretofore completed; (j) general taxes or assessments for the year 1977 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1977; and (k) installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

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 10th day of March, 1978.

THE KINGSTON CONDOMINIUM ASSOCIATION

Virginia W. Payne Secretary By Christopher T. Payne President

STATE OF ILLINOIS) SS
COUNTY OF COOK)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 678 DEPT OF REVENUE

I, the undersigned, a Notary Public in and for the County of Cook and State of Illinois, do hereby certify that Christopher T. Payne personally known to me to be the President of The Kingston Condominium Association, an Illinois not-for-profit corporation, and Virginia W. Payne 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 date 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 10th day of March, 1978.

NAME Christopher Payne
ADDRESS 23 N. LaSalle
CITY Chicago STATE IL ZIP CODE 60602

10.00 Notary Public seal for David L. Doyle, Cook County, Illinois, Commission Expires August 28, 1978.

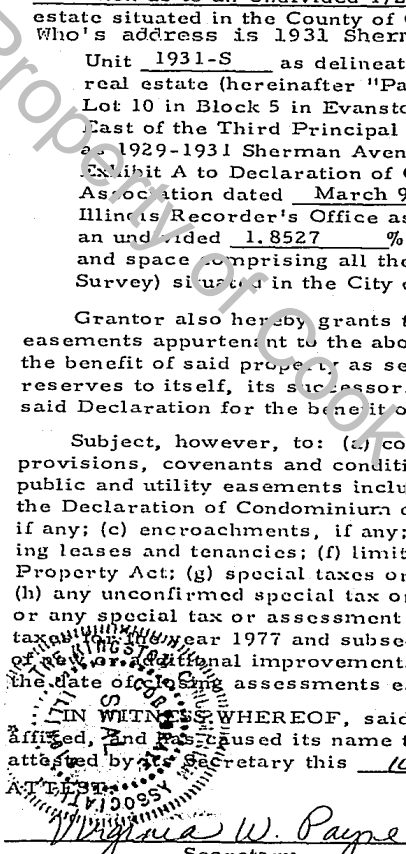
My Commission Expires: MY COMMISSION EXPIRES AUGUST 28, 1978

This instrument was prepared by David L. Doyle, 200 East Randolph Drive, M.C. 2103, P. O. Box 5910-A, Chicago, Illinois 60680

BOX 533

Tenant of said unit #1931-S failed to exercise the right of first refusal under section 30 of the Illinois Condominium Property Act.

66-10-276 P-I 484693



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END OF RECORDED DOCUMENT