

# UNOFFICIAL COPY

25440614

## WARRANTY DEED

THE GRANTOR, SHERIDAN PINE GROVE BUILDING CORPORATION, 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 No/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid and pursuant to authority given by the Board of Directors of said corporation, CONVEY, and WARRANTS to JOAN M. LAVANCHY

3825 North Pine Grove Avenue, Apartment 418, Chicago, Illinois

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

Unit No. 206 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):  
Lots 10, 11, 12 and the N. 30 feet of Lot 13 in Block 4 in Peleg Hall's Addition to Chicago in the N.W. fractional 1/4 of Sec. 21, Town. 40 N., Range 14 E. of the 3rd P.M., all in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium Ownership for 3825 Pine Grove Condominium Association made by Sheridan Pine Grove Building Corporation, an Illinois Corporation, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25086543, together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said Declaration and Survey).  
Commonly known as Unit 206, at the Farvard House Condominium, 3825 Pine Grove Avenue, Chicago, Illinois.

PNT 139411 PC

Party of the first part also hereby grants to parties of the second part, 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 party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

10.00

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

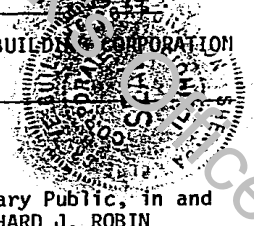
The tenant, if any, of this Unit, has either waived or has failed to exercise his Right of First Refusal to Purchase this Unit or had no such Right of First Refusal.

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 16th day of July, 1979.

Attest:

SHERIDAN PINE GROVE BUILDING CORPORATION

By



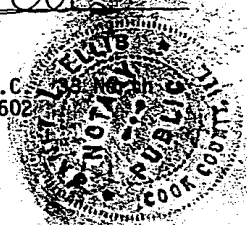
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RICHARD J. ROBIN personally known to me to be the President of the SHERIDAN PINE GROVE BUILDING CORPORATION, and STEPHEN D. KANT personally known to me to be the 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 16th day of July, 1979.

25440614

James J. EOO

Commission expires September 13, 1981

This instrument prepared by: Benjamin Ordower, Ordower & Ordower, P.C.  
Dearborn Street, Chicago, Illinois 60602



Mail to: Box 15  
Joan Lavanchy  
3825 N. Pine Grove  
CHICAGO, IL. APT. 206

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1180425

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 28 '80 DEPT. OF REVENUE  
2.25

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP APR 29 '80  
2.25

25440614

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
APR 29 '80 DEPT. OF REVENUE  
49.00

1180425

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1980 APR 30 AM 10:17

*Sidney H. Olson*  
RECORDER OF DEEDS  
25440614

COOK COUNTY CLERK'S OFFICE  
CHICAGO, ILLINOIS

END OF RECORDED DOCUMENT