

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Corporation to Individual)

NO. 803
September, 1975 **25442965**

GEORGE E. COLE
LEGAL FORMS

1412902/69-72-035

2014/201
 This Indenture, made this fifteenth day of March, 1980
 between 56th & Kimbark 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, party of the first part
 and Donald Swanton, 5555 So. Kimbark, Chicago, Illinois
 (NAME AND ADDRESS OF GRANTEE)
 party of the second part

WITNESSETH, that the said party of the first part, for and in consideration of the sum of
ten dollars and 100 (\$10.00) Dollars
 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to
 authority of the Board of Directors of said corporation, by these presents does REMISE, RE-
 LEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns,
 FOREVER, all the following described land, situate in the County of Cook
 and State of Illinois known and described as follows, to wit:

(PLEASE SEE REVERSE SIDE)

This Deed is subject to:

1. General real estate taxes for 1979 and subsequent years.
2. The land is located within the Hyde Park-Kenwood neighborhood redevelopment area established pursuant to the provisions of the neighborhood redevelopment corporation act.

~~They have and do hold to said premises, together with the appurtenances thereunto belonging, unto the said party of the second part, his heirs and assigns forever.~~

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits, in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree, and with the said party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

IN WITNESS WHEREOF, said party of the first part 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, the day and year first above written.

By _____ President

Attest: _____ Secretary

This instrument was prepared by David A. Grossberg, D'ANCONA, BIRBAUM, WYATT & RISKIND
 (NAME AND ADDRESS) 30 N. LaSalle St.
 Chicago, IL 60602

COOK CO. REC. 016
 4 0 0 2
 STATE OF ILLINOIS
 REAL ESTATE TRANSACTION TAX
 MAY 1 1980
 6 7 5
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 0 1 0 4
 1675
 C.T.I.
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 0 0
 25442965

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Unit No. 5555-3, in The 56th & Kimbark Condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lots 13, 14, 15 and 16 in Block 60 in Hopkin's Addition to Hyde Park, a Subdivision of the West 1/2 of the North East 1/4 of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit D to Declaration of Condominium made by 56th & Kimbark Association, an Illinois not-for-profit corporation and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 25385096, together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to party(ies) of the second part, and the successors and assigns of the party(ies) of the second part, 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.

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 the Unit conveyed hereby, has either waived or has failed to exercise his right of first refusal to purchase said Unit or had no such right of first refusal pursuant to the Illinois Condominium Property Act and the Municipal Code of the City of Chicago.

STATE OF ILLINOIS)
COUNTY OF C O O K)

I, MARILYN A. MONTANAN a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LENA JANSSEN personally known to me to be the President of the corporation, and ARLENE J. JUDIC 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 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 15th day of March, 1988.



Marilyn A. Montanan
Notary

25442965
RECORDED OF DEEDS

Mailed To: Donald Swanton
5555 S. Kimbark
Unit #3
Chicago, Ill. 60637

NO OF RECORDED DOCUMENT

25442965