

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
(Corporation to Individual)

NO. 803  
September, 1975

STATE OF ILLINOIS

141891/67-02-024  
190-PL-49/188141

This Indenture, made this Fifteenth 25451444 of March 1975

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

and HEI HUANG and SUSAN RAWL, 5851 S. Blackston Chicago, Ill.  
(NAME AND ADDRESS OF GRANTEE)

party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of ten dollars and 00/100 (\$10.00)

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged.

authority of the Board of Directors of said corporation, by these presents DO GRANT, SELL, CONVEY, RELEASE,

LEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns

FOREVER, all the following described land, situated 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.

to have and to hold said premises, not in tenancy in common but in joint tenancy.

Together with all and singular the hereditaments and appurtenances thereunto in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits, of the said premises, unto the said party of the second part, and to their heirs and assigns forever, in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances thereto in any way appertaining, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself, and its successors, does covenant, promise and agree that the said premises shall be held and conveyed unto the said party of the second part, and with the said party of the second part, their heirs and assigns, free from all and singular claims, demands, charges, liens, mortgages, incumbrances, taxes, assessments, and other burdens, in any manner incumbered or charged, except as herein recited; and that the said premises shall remain forever free from all and singular claims, demands, charges, liens, mortgages, incumbrances, taxes, assessments, and other burdens, in any manner incumbered or charged, except as herein recited; and that the said party of the first part, its successors, assigns, heirs, and assigns, shall defend, maintain, and pay the same, by, through or under it, it WILL WARRANT AND DEFEND.

**RECEIVED IN BAD CONDITION**

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto set and its name to be signed to these presents by its President and its name to be signed to these presents by its Secretary, the day and year first above written.

By [Signature] President  
Attest: [Signature] Secretary

This instrument was prepared by David A. Grossberg, D'ANGELO, VYATT & GRIFFIN  
(NAME AND ADDRESS) 30 N. LaSalle Street, Chicago, IL 60602

**BOX 533**

CANCELLED  
STATE OF ILLINOIS  
MANAGER/REGISTRAR TAX  
REVENUE  
09.75

CANCELLED  
STATE OF ILLINOIS  
MANAGER/REGISTRAR TAX  
REVENUE  
09.75

25451444

CITY OF CHICAGO  
HEAL ESTATE TRANSACTION TAX  
09.00

10.00

# UNOFFICIAL COPY

Unit No. 5551-13, 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 COOK )

I, Jacqueline S. Carabine, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ben Huang personally known to me to be the President of the corporation, and Sarah Rowel 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 15 day of March, 1980.

Mail To : Jacqueline S. Carabine  
Notary  
Ben Huang + Sarah Rowel  
5551 S. Kimbark  
Unit # 13  
Chgo, Ill. 60637



Cook County, Illinois  
Recorder of Deeds  
25451444  
1980 MAY -9 AM 11:11  
FILED FOR RECORD