

25549162

13.00

GRANT OF LIMITED COMMON ELEMENT

This Grant of Limited Common Element made this 24th day of May, 1979, by First Condominium Development Co., an Illinois corporation (hereinafter "Grantor"),

WITNESSETH:

WHEREAS, there has been submitted to the terms of the Condominium Property Act of the State of Illinois, all pursuant to a Declaration of Condominium Ownership and Easements, Restrictions and Covenants and By-Laws for University Park Condominium (herein "Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24684928, as amended by Document No. 24831187, a parcel of real estate which is legally described on Exhibit attached hereto and by this reference made a part hereof ("Parcel");

WHEREAS, Grantor has conveyed condominium units created under the Declaration to individual purchasers, including the conveyance of Unit 307-S to Alice Quateman

(herein "Grantee"), which unit is legally described in Exhibit B attached hereto and by this reference made a part hereof (herein "Grantee's Parcel");

WHEREAS, Grantor desires to grant to Grantee an Exclusive Parking Use, as that term is defined in the Declaration, for a parking space location on a portion of the Parcel, which Exclusive Parking Use shall be a Limited Common Element appurtenant to the Grantee's Parcel;

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, for itself, its successors, beneficiaries, grantees and assigns hereby declares as follows:

1. Grantor hereby grants to Grantee, their heirs, executors, administrators, successors and assigns, as Limited Common Element appurtenant to the Grantee's Parcel, an Exclusive Parking Use for parking purposes in and to Indoor Parking Space No. 17DE as defined and set forth in the Declaration and in the Survey attached thereto.

2. The rights and interests herein granted and created shall run with the land and shall inure to the benefit of and be binding upon all present and future owners, purchasers, mortgagees, tenants, occupants and any persons acquiring any interest in the Grantee's Parcel. Reference to the rights hereby created and imposed in any deed or instrument of conveyance, lease, mortgage, Trust Deed or other evidence of obligation with respect to the Grantee's Parcel, shall be sufficient to grant such rights and interests to the respective grantees, lessees, mortgagees or trustees, as fully and completely as though such rights and interests were recited fully and set forth in their entirety in any such document.

67-88-374E
① by U.E. 002168

Incorrect Amount of Stamp Affixed in Error
Correct Amount \$ 1.00
Claim Filed for \$ 8.00 on 8-15-82
By: *Alicia Van Alstine*

COOK
CO. NO. 015
151212
REVENUE
\$ 1.00
CITY OF CHICAGO
OFFICE OF THE RECORDER OF DEEDS
REAL ESTATE TRANSFER TAX

COOK COUNTY
OFFICE OF THE RECORDER OF DEEDS
REAL ESTATE TRANSFER TAX
REVENUE
\$ 1.00

CANCELLED
AUG 4 1980
1.00
COOK COUNTY
OFFICE OF THE RECORDER OF DEEDS
REAL ESTATE TRANSFER TAX

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UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor, has executed this Grant of Limited Common Elements as of the day and year first above written.

FIRST CONDOMINIUM DEVELOPMENT CO.,
an Illinois corporation

By: Caron Mahal
Its pres.

ATTEST:

[Signature]
Its [Signature]

A circular notary seal for the State of Illinois, Cook County. The seal contains the text "SEAL" in the center and "NOTARY PUBLIC STATE OF ILLINOIS" around the perimeter. A diagonal watermark reading "Property of Cook County Clerk's Office" is overlaid across the seal.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1990 AUG 15 AM 9:00

[Signature]
RECORDER OF DEEDS
15549162

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UNOFFICIAL COPY

Parcel 1:

Lots 9, 10, 13, 17, 18 and 19 in Chicago Land Clearance Commission No. 1, a consolidation of parts of various subdivisions and resubdivisions and vacated streets and alleys in the South East quarter of Section 11 and the North East quarter of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian according to the plat thereof recorded March 6, 1959 as document 17473437;

Parcel 2:

That part of Lot 12 in Chicago Land Clearance Commission No. 1 aforesaid described as commencing at a point in the West line of said Lot, 106.113 feet North of the South West corner of said lot; thence North along the West line of said Lot, 118.46 feet to the lot corner; thence East 150.445 feet to the lot corner; thence South 118.392 feet to a point 32.0 feet North of the lot corner; thence West 150.464 feet to the place of beginning;

Parcel 3:

That part of Lot 22 in Block 57 lying South of a line drawn from a point in the West line of said Lot 21.35 feet North of the South West corner thereof to a point in the East line of said Lot 21.303 feet North of the South East corner thereof in Hyde Park Subdivision, being a subdivision of the North East quarter of the North East quarter of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian;

Parcel 4:

That part of Lot 22 (except the West 100.0 feet thereof) and of Lot 3 in Block 58 lying North of the South 20 feet of said lots and lying South of a line drawn from a point in the East line of the West 100.0 feet of said Lot 22, 21.48 feet North of the South line thereof to a point in the East line of said Lot 3, 21.47 feet North of the South East corner thereof in Hyde Park Subdivision being a subdivision of the North East quarter of the North East quarter of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois.

EXHIBIT A

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UNOFFICIAL COPY

Unit No. 307-S in University Park Condominium as delineated on the Survey of Lots 9, 10, 13, 17, 18, 19 and part of Lot 12 in Chicago Land Clearance Commission No. 1; also part of Lot 22 in Block 57 and part of Lot 22 and of Lot 3 in Block 58 in Hyde Park Subdivision, all in the South East Quarter of Section 11 and the North East Quarter of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which Survey is attached as Exhibit "A" to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24684928, together with its undivided percentage interest in the Common Elements.

Property of Cook County Clerk's Office

EXHIBIT B

MAIL TO:

Alice Quakman
1514 MUIFORD, EVANSTON ILLINOIS
60202.

BOX 533

2568162

END OF RECORDED DOCUMENT