## ASTOR TOWER CONDOMINIUM

25630349

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of August, 1980, Letween BROOKHAM CORPORATION, a corporation created and existing by virtue of the laws of the State of Illinois, duly authorized to transact business in the State of Illinois, Grancor, and \_\_\_ Susan Graziano, a spinster 180 N. LaSalle, Chicago, IL.

WITT'SS ETH, that Grantor, in consideration of the sum of Ten Doliais (\$10.00), and other good and valuable considerations in hand paid, does hereby warrant and convey

unto the Grante, and the state, situated in Cook County, Illinois, together with the tenements and appurtenances therevato belonging:

Unit No. 15B in Astor Tower Condominium as delineated on the Survey of the following:

PARCEL I: The South / 07 Feet of Lot 3, all of Lots 4, 5 and 6 and that part of Lot 7 lying East of a line drawn 21 feet East of and parallel with the West line of said Lot 7 in Subdivision of Lots 9, 10 and 11 in Block 4 in Stone's Resubdivision of Astor's Addition to Chicago, in Section 3, Township 39 North, Range 14, East of the Third Principal Levidian, in Cook County,

PARCEL II: That part of E. Goeth: Street and N. Astor Street described as follows: Beginning at a point in the North line of E. Goethe Street inich is 23.5 feet the North line of E. Goethe Street inich is 23.5 feet
East of the Southwest corner of Lot 7 a or said, thence
South at right angles to the North line of J. Goethe
Street a distance of 17.5 feet thence East along a line
which is 17.5 feet South of and parallel with the North
line of E. Goethe Street a distance of 102 feet; thence
North at right angles to the last described corree a
distance 12.5 feet; thence East of right angles to the
last described course a distance of 17.83 feet to a
line which is 17.25 feet Easterly of, measured at right
angles to and parallel with the Westerly line of N.
Astor Street; thence Northerly on said parallel line a
distance of 83 feet more or less to a point in a line
which is 0.42 feet South of and parallel to the North
line of the South 7.07 feet of Lot 3 aforesaid; thence
West along said parallel line a distance of 17.46 feet
to the Westerly line of North Astor Street; thence
Southerly along the Westerly line of N. Astor Street to
the North line of E. Goethe Street; thence West along
the North Line of E. Goethe Street to the Place of
beginning, in Cook County, Illinois; beginning, in Cook County, Illinois;

which Survey is attached to Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 25146808 and is amended by Birth January 1888 by First Amendment to Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois on October 22, 1979 as Document No. 25203725; together with an undivided 1.014 % interest in the Common Elements.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid 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 real estate described therein.

BOX 634

39.00 39.00

This Special Warranty 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.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behoof, forever, of said Grantee.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS FITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST PLIUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REPUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CHAPTER 100.2 OF THE MUNICIPAL CODE OF CALLAGO.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be iffixed hereto, 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.

ecretar

ATTEST:

BROOKHAM CORPORATION, an Illinois Corporation

STATE OF ILLINOIS COUNTY OF COOK

Given under my hand and Notarial Seal this day of

MY COMMISSION EXPIRES:

416,1983

DELIVERY INSTRUCTIONS:

EST D. SIMON REENBAUM & BROWNE, LTD.

Box 634

ADDRESS OF GRANTEE:

180 N. LASALLE ST.

CHICAGO, IL.

ADDRESS OF PROPERTY:

This instrument was prepared

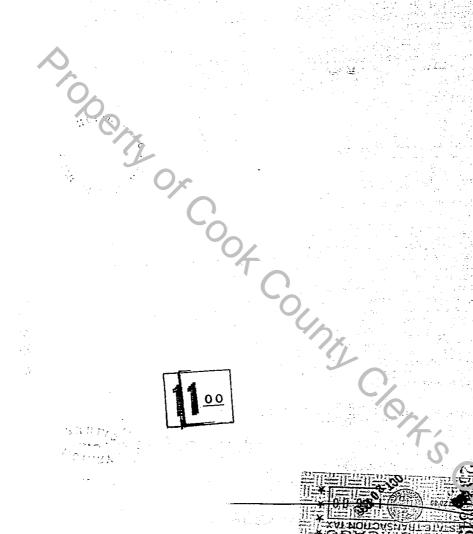
1300 North Astor Street, Walt 186 Sandra Y. Kellman Chicago, Illinois RUDNICK & WOLFE 30 North LaSalle Street Chicago, Illinois 60602 (312) 368-4082

## UNOFFICIAL COPY

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11.00











END OF RECORDED DOORUMENT