

# UNOFFICIAL COPY

12

ASTOR TOWER CONDOMINIUM

**25630349**

SPECIAL WARRANTY DEED

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

① 52410 mee

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby warrant and convey unto the Grantee, ~~the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereto belonging:~~

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

**PARCEL I:** The South 7.07 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 Meridian, in Cook County, Illinois; and

**PARCEL II:** That part of E. Goethe Street and N. Astor Street described as follows: Beginning at a point in the North line of E. Goethe Street which is 23.5 feet East of the Southwest corner of Lot 7 aforesaid, thence South at right angles to the North line of E. 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 course 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;

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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 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.

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39.10

Box 634

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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 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 PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CHAPTER 100.2 OF THE MUNICIPAL CODE OF CHICAGO.

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

ATTEST:

BROOKHAM CORPORATION, an Illinois Corporation

JENNIFER HOLBROOK  
Secretary

By: William A. Holbrook  
President



STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF COOK   )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that William A. Holbrook personally known to me to be the President of Brookham Corporation, and JENNIFER HOLBROOK 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 hereto, 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.

25630349

Given under my hand and Notarial Seal this 26th day of August, 1980.

Caryl L. Naisch  
Notary Public



MY COMMISSION EXPIRES:

January 16, 1983

DELIVERY INSTRUCTIONS:

ERNEST D. SIMON  
CO. GREENBAUM & BROWNE, LTD.  
180 N. LASALLE ST.  
CHICAGO, IL. 60601  
Box 634.

ADDRESS OF GRANTEE:

180 N. LASALLE ST.  
CHICAGO, IL.

ADDRESS OF PROPERTY:

1300 North Astor Street, Unit 15B  
Chicago, Illinois

This instrument was prepared by:

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

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Property of Cook County Clerk's

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CITY OF CHICAGO  
ESTATE TRANSFER TAX  
25630349

Cook County  
ESTATE TRANSFER TAX  
25630349

STATE OF ILLINOIS  
ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
25630349

END OF RECORDED DOCUMENT