

(Handwritten initials)

L-4969-C.P. NK

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE DEC 12 1980



280.00

25704317

THIS INDENTURE WITNESSETH, That FORD LEASING DEVELOPMENT COMPANY, a Delaware corporation of the County of Wayne and State of Michigan (Grantor), for and in consideration of Ten and 00/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, Conveys and Warrants unto JOSEPH L. RISPOLI and RUTH ANN RISPOLI, his wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 7, 8, 9 and 10 in Block 3 in Falconer's Second Addition to Chicago, being a subdivision of the South half of the North East quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Subject to:

- 1. Building and use restrictions, conditions, covenants, reservations, exceptions, leases, easements and rights and agreements (whether or not similar to the foregoing) of record.
2. Visible easements and party walls.
3. Applicable zoning and building laws and regulations.
4. The state of facts an accurate survey or personal inspection of the premises would disclose.
5. The lien of Applicable Taxes and water and sewer charges.
6. Agreement made between the University of Chicago, a corporation of Illinois, and Louise Gardner Mittag Moreau and Fred Moreau, her husband, and Chicago Title and Trust Company, Successor Trustee under Trust Deed dated July 20, 1927 and recorded in Cook County, Illinois as Document 11212367 for a party wall between the South line of Lot 6 and the North line of Lot 7.
7. Encroachment by two story brick building on captioned premises onto adjoining property on the North as shown on survey by National Survey Service, Inc., Number N-92469, dated July 17, 1967 and revised June 6, 1980.

(Affects Lot 7)

- 8. Encroachment of the building over the South line and the West line of Lot 10, Block 3 of captioned subdivision, as shown on the survey by National Survey Service, Inc., Number N-92496, dated July 17, 1967 and revised June 6, 1980.
9. Encroachment over the East line of Lots 8, 9, 10 and the South line of Lot 10, Block 3, of the captioned subdivision, of roof over the lot line, as shown on the survey by National Survey Service, Inc., Number N-92496, dated July 17, 1967 and revised June 6, 1980.
10. Party wall and party wall rights created by party wall agreement recorded September 17, 1932 as Document 9729709 and recorded as Document 11212367, over and across a 12.80 foot strip approximately 40 feet West of the East line of Lot 7, over and across the North line of Lot 7, as disclosed by Survey No. N-92496 by National Survey Service, Inc., dated July 17, 1967 and revised June 6, 1980.

Cook County REAL ESTATE TRANSACTION TAX 70.00

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX 70.00

ADDRESS OF GRANTEE: 5821 Northeast Circle Chicago, Illinois 60631

THIS INSTRUMENT PREPARED BY: J. J. PEARCE, JR. Ford Leasing Development Co. 300 Renaissance Drive Detroit, Michigan

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Notwithstanding any presumption in statute, law, equity or otherwise, Grantor warrants only that it has not done, committed or willingly suffered to be done or committed prior to the date hereof any act or thing whatsoever whereby the title and estate conveyed or any part thereof is or shall be charged or encumbered except as to the matter set forth in Paragraphs 1 through 10 above.

TO HAVE AND TO HOLD the said premises, together with the appurtenances thereunto appertaining, unto Grantee.

IN WITNESS WHEREOF, Grantor has hereunto caused this Indenture to be executed and its corporate seal affixed this 19th day of November, 1980.

WITNESS:

FORD LEASING DEVELOPMENT COMPANY

Helen P. McCarthy

By

Marian Rowlette

J. J. Pearce Jr

Its MARIAN ROWLETTE ASSISTANT SECRETARY



2570A317

Property of Rock County Clerk's Office

UNOFFICIAL COPY

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this 19th day of November 1980, before me
appeared Marian Roullette to me personally known, who,
being by me duly sworn did say that (s)he is the Assistant Secretary
of Ford Leasing Development Company and that the seal affixed to said
instrument is the corporate seal of said corporation, and that said instrument
was signed and sealed in behalf of said corporation by authority of its
board of directors, and said Marian Roullette acknowledged said
instrument to be the free and deed of said corporation.

Joann Stavley
Notary Public
My commission expires:

JOANN STAVLEY
Notary Public, Wayne County, Mich.
My Commission Expires Feb. 1, 1982



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Robert J. Sabin
1040 S. Arlington Heights Road
Arlington Heights, Illinois

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END OF RECORDED DOCUMENT