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GEORGE E. COLE
LEGAL FORMS

NO. 804
OCTOBER 1967

WARRANTY DEED

Statutory (ILLINOIS)

(Corporation to Individual)

1979 JUN 29 PM 5:48

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(The Above Space For Recorder's Use Only)

THE GRANTOR OPTIMA, INC.,

a 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, for and in consideration of
the sum of TEN (\$10.00) DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation
CONVEYS and WARRANTS unto ROBERT B. KYLER and YVONNE C. KYLER, husband and
wife, in joint tenancy and not in tenancy in common, of 5458 S. Blackstone,
of the City Chicago in the County of Cook and State of
Illinois the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit: the parcel of real estate
(hereinafter referred to as the "Parcel") described in Exhibit A
which is attached hereto and by this reference made a part hereof.

Grantor grants to the Grantees, and to the Grantees' heirs, successors
and assigns, as easements and rights appurtenant to the Parcel, the easements and
rights created for the benefit of the owners of the Parcel by the Declaration of
Covenants, Conditions, Easements and Restrictions and of Intention to Form Kenwood
54th Association described in paragraph 5 of Exhibit B attached hereto (the
"Declaration"). Grantor reserves to itself, its successors and assigns, as
easements and rights appurtenant to the remaining parcels of real estate (other
than the Parcel) described in the Declaration, the easements and rights created
by the Declaration for the benefit of such remaining parcels, and this Warranty
Deed is subject to such easements and rights and the right of the Grantor to
grant such easements and rights in any conveyances and mortgages of such remaining
parcels or any of them and the Grantees for themselves and their heirs, successors
and assigns covenant and agree to be bound by the covenants and agreements set
forth in the Declaration.

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name
to be signed to these presents by its David C. Hovey President, and attested by its
Eileen Sheehan Assistant Secretary, this 22nd day of June, 1979.



OPTIMA, INC.
(NAME OF CORPORATION)
BY David C. Hovey PRESIDENT
ATTEST: Eileen Sheehan ASSISTANT SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the
County and State aforesaid, DO HEREBY CERTIFY, that David C. Hovey
personally known to me to be the Illinois President of the Optima, Inc., an

Illinois corporation, and Eileen Sheehan personally known to me to be
the Ass't. Secretary of said corporation, and personally known to
me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person and severally acknowledged that as
such President and Ass't. 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 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.

Given under my hand and official seal, this 22nd day of June, 1979

Commissioner February 2 1982 Carol A. Hartmann
NOTARY PUBLIC

Prepared by:
William R. Warlick
Roan & Grossman
120 S. LaSalle St.
Chicago, Ill.

MAIL TO: { Robert B. Kyler (Name)
1347 E. 54th Street (Address)
Chicago, Illinois (City, State and Zip)

ADDRESS OF PROPERTY:
1347 E. 54th Street
Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Robert B. Kyler (Name)
1347 E. 54th Street, Chgo, IL (Address)

#1955
DATE 6/29/79
C. COLE REV. STAMP
PAID \$2.00
\$2.00 PAID

05693
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
STATE OF ILLINOIS
\$10.00

25030302
JUMENT NUMBER

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EXHIBIT A

TO WARRANTY DEED FROM OPTIMA, INC.

Parcel A: The East 22 feet 8 inches of the West 53 feet 11 inches of the North 71 feet 5 inches of Lots 1 and 2, taken as one tract, in Block 2 of Child's Subdivision of Lots 1 and 2 and part of Lots 3 and 4 in Block 2 and part of Lots 1, 2 and 3 in Block 3 in Ridgewood Hyde Park, which is a Subdivision of the South 38 acres of the West Half of the South East quarter of Section 11, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel B: Easements for ingress and egress appurtenant to and for the benefit of said Parcel A aforesaid, as set forth in the Declaration recorded May 4, 1979 as Document No. 24946620, made by Optima, Inc., an Illinois corporation over, under and upon that part of Lot 2 lying South of a line that is 71 feet 5 inches South of and parallel to the North line of Lot 1, all in Block 2 of Child's Subdivision of Lots 1 and 2 and parts of Lots 3 and 4 in Block 2 and part of Lots 1, 2 and 3 in Block 3 in Ridgewood Hyde Park, which is a Subdivision of the South 38 acres of the West Half of the South East quarter of Section 11, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois in Cook County, Illinois.

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EXHIBIT B

TO WARRANTY DEED FROM OPTIMA, INC.

1. General real estate taxes due and payable after the date of this Warranty Deed.
2. Special city or county taxes or assessments for improvements not completed on the date of this Warranty Deed.
3. Terms, provisions, limitations, conditions and restrictions contained in the Urban Renewal Plan as set forth in the ordinance passed by the Chicago City Council on November 7, 1958 and recorded August 14, 1961, with the Recorder of Deeds of Cook County, Illinois as Document No. 18240483.
4. Covenants, conditions, restrictions and agreements contained in quit claim deed from City of Chicago, a municipal corporation of Illinois to Charles F. Hovey dated June 8, 1978.
5. Terms, provisions, limitations, covenants, conditions, restrictions and easements contained in the Declaration of Covenants, Conditions, Easements and Restrictions and of Intention to Form Kenwood-54th Association (herein referred to as the "Declaration"), executed by Optima, Inc., an Illinois corporation, dated April 30, 1979 and recorded May 4, 1979 as Document 24946620.
6. Covenants, conditions, restrictions, easements and building lines of record.
7. By laws of Kenwood-54th Association.
8. Applicable zoning or building laws or ordinances.
9. Grant of easement made by Optima, Inc., an Illinois corporation, to Commonwealth Edison Company, an Illinois corporation, dated July 15, 1978 and recorded November 21, 1978 as Document No. 24731792.
10. Easement in favor of People's Gas Company, an Illinois corporation.
11. Rights of the adjoining owners to the concurrent use of Parcel B.
12. Party walls and party wall rights over the east and west lot lines of Parcel A.
13. Grantees, for themselves and their successors and assigns covenant and agree:
 - (a) to devote Parcels A and B and the development of which the Parcels are a part, to, and only to and in accordance with, the uses specified in the Urban Renewal Plan dated September 8, 1958 (as set forth in the ordinance approved by the City Council of the City of Chicago on November 7, 1958, a copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 14, 1961, as Document 18240483, as the Urban Renewal Plan may be amended from time to time; and
 - (b) not to discriminate upon the basis of race, color, creed, sex, or national origin in the sale, lease or rental or in the use or occupancy of the Parcel or said development or any improvements erected or to be erected thereon, or any part thereof.

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The covenants contained in subparagraph 13(a) of this Exhibit B shall remain in effect until November 7, 1998 and the covenants described in subparagraph 13(b) of this Exhibit B shall remain in effect without limitation as to time. All of the covenants contained in this paragraph 13 of this Exhibit shall run with the land and bind the successors and assigns of the Grantees.

14. Acts done or suffered by Grantees.

Property of Cook County Clerk's Office

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