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WARRANTY DEED

NOV 8 67 46 490N

Unit N

Sidney H. Olson

COOK COUNTY ILLINOIS FILED FOR RECORD

25234018

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The GRANTOR, West Elm Development Co., 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 and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of Said corporation CONVEYS, SELLS and WARRANTS unto the said parties of the second part KRIS G. McGRATH and ELAINE C. McGRATH, A Married Couple, As Joint Tenants and Not Tenants in Common the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 156-4D in the Huron-Wells Condominium as delineated on a survey of the following described real estate:

Parcel 1: The South 20 feet of Lot 1 in Block 2 in Newberry's Addition to Chicago, a subdivision of the East 1/2 of the West 1/2 of the North East 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also:

Parcel 2: The West 19 feet of Lot 13 and the East 3 feet of Lot 14 in Block 2 in Newberry's addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also:

Parcel 3: The West 22 feet of Lot 14 in Block 2 in Newberry's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois;

which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document No. 25206179; together with its undivided percentage interest in the common elements; and parking space P-3, a limited common element, as delineated on survey attached as Exhibit A to the Declaration of Condominium recorded aforesaid.

Grantor also hereby grants to Grantee, their successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions were recited and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part forever.

Subject to: a) current general real estate taxes; b) special city or county taxes or assessments, if any; c) easements, covenants, restrictions and building lines of record; d) encroachments, if any; e) applicable zoning and building laws or ordinances; f) acts done or suffered by party of the second part; g) Condominium Property Act of Illinois; h) Declaration of Condominium Ownership and all amendments thereto; i) Chapter 100.2 of the Municipal Code of Chicago; j) existing leases, if any.

THE TENANT, IF ANY OF THIS UNIT EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHTS OF FIRST REFUSAL TO PURCHASE THIS UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL.

Mail to: Emmet Galvin
30 N. LaSalle
Chicago, Ill. 60602
BOX 593

\$ 33.25 PAID
C. C. I. REV. STAMP

DEPT. OF REVENUE
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
STATE OF ILLINOIS
REVENUE DEPARTMENT
33234018
311413

UNOFFICIAL COPY

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 President, and attested by its Secretary, this 24th day of October, 1979.



WEST ELM DEVELOPMENT CO.

By [Signature]
Richard W. Bruni, President

Attest [Signature]
Charles M. Steinberg, 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 RICHARD W. BRUNI, personally known to me to be the President of the WEST ELM DEVELOPMENT CO., and CHARLES M. STEINBERG, 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 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 31st day of October,

25224018



[Signature]
Notary Public

My Commission Expires: 7/21/80

THIS INSTRUMENT WAS PREPARED BY: Chares M. Steinberg, P.C.
21 W. Elm St., Chicago, IL 60610

County Clerk's Office