



# UNOFFICIAL COPY

LEGAL

UNIT NO. 14-08 OF BARR DEPACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 1 IN BARR'S ADDITION TO HARLEM IN THE SOUTH 1/4 OF THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920, AS DOCUMENT NO. 87385; AND OF LOT 1 IN SAID BARR'S ADDITION TO HARLEM, RECORDED JANUARY 21, 1927, AS DOCUMENT NO. 128314, AND OF THE SOUTH WEST 1/4 OF SAID SECTION 18, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 155002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID GRANTEE SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PERCENTAGE DESCRIBED THEREIN AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND SET FORTH AT LENGTH HEREIN.

THE TENANT OF THIS UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT UNLESS THE TENANT IS THE PURCHASER.

SUBJECT TO: ENCROACHMENTS, IF ANY; BUILDING LINES, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; GENERAL TAXES FOR THE YEAR 1978 AND SUBSEQUENT YEARS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; MATTERS DISCLOSED IN THE PROPERTY REPORT; ACTS DONE OR SUFFERED BY PURCHASER; EXISTING LEASES IF ANY; SPECIAL CITY OR COUNTY TAXES OR ASSESSMENTS, IF ANY.

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