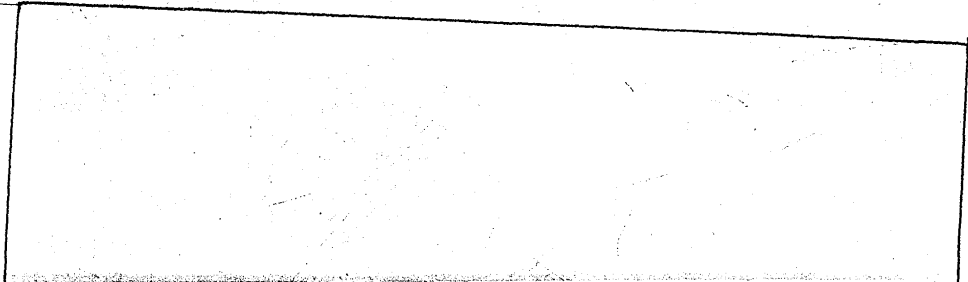


UNOFFICIAL COPY

69-86-426 DB N.O. 1-17-85



COOK COUNTY, ILLINOIS
FILED FOR RECORD

1985 JAN 17 PM 1:57

27409468

Joint Tenancy

12⁰⁰

27 409 463

WARRANTY DEED

THE GRANTOR, 322 Oakdale, 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 Dollars (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to the Plan of Complete Liquidation and Dissolution of 322 Oakdale, Inc. adopted at a special meeting of the shareholders of 322 Oakdale, Inc. held, pursuant to notice, on September 11, 1984, CONVEYS and WARRANTS to Harlan Becker and Joan Becker, his wife, 320 Oakdale, Chicago, Illinois

GRANTEE, as joint tenants with right of survivorship and not as tenants in common, the Real Estate legally described on Exhibit A attached hereto and made a part hereof situated in the County of Cook in the State of Illinois, do have and to hold said premises not in tenancy in common, but in joint tenancy forever.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the real estate described on Exhibit A, the rights and easements for the benefit of said property set forth in the Declaration of Condominium recorded December 27, 1983 as Document No. 26908986, as amended by Amendment recorded May 8, 1984 as Document No. 27076155 and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration as amended for the benefit of the remaining property described therein.

This Warranty Deed is subject to the following:

1. Limitations and conditions imposed by the Condominium Property Act.
2. Terms, provisions, covenants, conditions, restrictions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded December 27, 1983 as Document No. 26908986 as amended by Amendment recorded May 8, 1984 as Document No. 27076155 the same as though the provisions of said Declaration as amended were recited and stipulated at length herein.
3. Encroachment of building located mainly on the land to the West over the West line of the land varying from 0.03 to 0.09 feet at grade together with brick wall over said line by 0.08 feet and fence improvement varying from 0.08 feet East to 0.05 feet West as disclosed by survey attached as Exhibit A to document recorded as Document No. 26908986.
4. Encroachment of canopy improvement located mainly on the land over the North line thereof and onto the right of way for public alley up to 0.12 feet as disclosed by survey attached as Exhibit A to document recorded as Document No. 26908986.
5. Acts of the Grantee and those claiming under the Grantee.

The subject unit is leased to and occupied by Grantee who are shareholders in Grantor.

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SEC. 200.1-2 (B-6) OR PARAGRAPH e, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

1-15-85
Date

Roma Hundricova
Buyer, Seller or Representative

1-15-85
DATE

Roma Hundricova
BUYER, SELLER, REPRESENTATIVE

27 409 468

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 14th day of January, 1985.

322 Oakdale, Inc.

By: *Henry R. Silvan*

President

ATTEST:

Florence S. Roche

Secretary

Affix Corporate Seal

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 Henry R. Silvan personally known to me to be the _____ President of 322 Oakdale, Inc., and Florence S. Roche personally known to me to be the _____ Secretary of said Corporation, 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 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 of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of January, 1985.

John L. Mott

Notary Public

My Commission Expires: 1/4, 1986.

This instrument was prepared by
Allen H. Dropkin
180 North LaSalle Street
Chicago, IL 60601

Box 286 - AHD

27 409 468

UNOFFICIAL COPY

EXHIBIT A

UNIT NUMBER 903 , IN THE 320 OAKDALE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOTS 2, 3 AND 4 AND THE SOUTH 33 FEET OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 8, 198 FEET WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY A DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ON OCTOBER 31, 1904, IN CASE NO. 256886 SAID POINT BEING ON THE NORTH LINE OF OAKDALE AVENUE AND ON THE WEST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE RUNNING NORTH ON THE WEST LINE OF SAID 18 FOOT PUBLIC ALLEY (SAME BEING A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF LINCOLN PARK) 140.34 FEET TO THE SOUTH LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE WEST ON THE SOUTH LINE OF SAID 18 FOOT PUBLIC ALLEY (BEING A LINE PARALLEL WITH THE NORTH LINE OF SAID OAKDALE AVENUE) 116.8 FEET TO A POINT 314.8 FEET WEST OF THE SAID WEST BOUNDARY LINE OF LINCOLN PARK (SAID POINT BEING 314 FEET EAST OF THE WEST LINE OF THE EAST FRACTIONAL HALF OF SAID SECTION 28 AND 274 FEET EAST OF THE EAST LINE OF SHERIDAN ROAD AS NOW LOCATED); THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST FRACTIONAL HALF OF SAID SECTION 28, 140.33 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT 3 (WHICH SAID LAST MENTIONED LINE IS ALSO THE NORTH LINE OF OAKDALE AVENUE); THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 (SAID LINE BEING THE NORTH LINE OF OAKDALE AVENUE) 118 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26908985 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

27 409 463

END OF RECORDED DOCUMENT