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Geo. Enck & Co. Chicago Legal Blank No. 801 (NEW MARCH 1987)

COOK COUNTY, ILLINOIS FILED FOR RECORD

1987 OCT 16 PM 12: 21

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WARRANTY DEED—Statutory (ILLINOIS) (CORPORATION TO CORPORATION)

Approved By Chicago Title and Trust Co. Chicago Real Estate Board

(The Above Space For Recorder's Use Only)

THE GRANTOR 1920 LINCOLN AVENUE DEVELOPMENT COMPANY,

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 TEN DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto T. L. WEISS AND ASSOCIATES, INC.,

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office in the City of Chicago County of Cook and State of Illinois the following described Real Estate situated in the County of Cook and State of Illinois, to wit: See Exhibit A, which is attached hereto and made a part hereof.

Subject to the exceptions listed in Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium described in said Exhibits A and B, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the said Declaration for the benefit of the remaining property described therein.

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 stipulated at length.

The tenant of the unit either waived or failed to exercise the right of first refusal or option or had no right of first refusal or option with respect to the unit.

Permanent Index Number: 14-33-401-999-1013

Street address: 1920 North Lincoln Avenue, Unit C-4, Chicago, Illinois

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 6th day of October, 1987.

Secretary, this 6th day of October, 1987.

1920 Lincoln Avenue Development Company (NAME OF CORPORATION)

IMPRESS CORPORATE SEAL HERE

BY [Signature] PRESIDENT

ATTEST: [Signature] 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 Thomas Riggs is personally known to me to be the President of the 1920 LINCOLN AVENUE DEVELOPMENT

corporation, and Sidney Frisch, Jr. is personally known to me to be the Assistant 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 Assistant Secretary, they signed and delivered the said instrument as President and Assistant 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 7th day of October, 1987.

Commission expires May 19, 1990. [Signature] NOTARY PUBLIC

This instrument prepared by: Edward J. O'Connell, 312 W. Randolph, Chicago, IL. 60606

ADDRESS OF PROPERTY:

MAIL TO: NAME KURT PENN, ESQ. ADDRESS 936 West Margate Terrace CITY AND STATE Chicago, IL. 60640

1920 N. Lincoln (C-4) Chicago, IL. 60610

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

OR RECORDER'S OFFICE BOX NO. 15

AFFIX "RIDERS" OR REVENUE STAMPS HERE

15.00

87560183 DOCUMENT NUMBER

TTC 234420.08M

(1 of 4)

"OFFICIAL SEAL" Edward J. O'Connell Notary Public, State of Illinois My Commission Expires May 19, 1990

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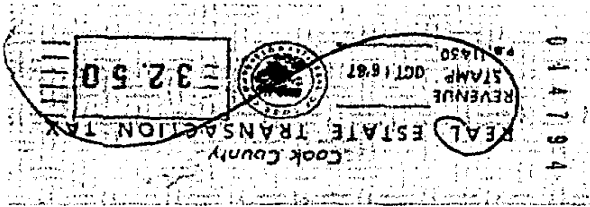
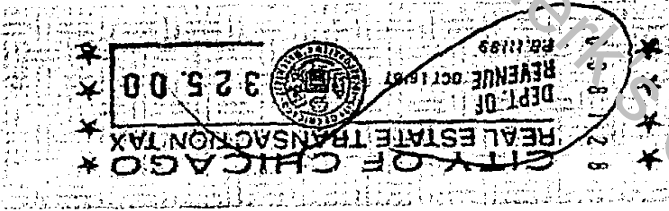
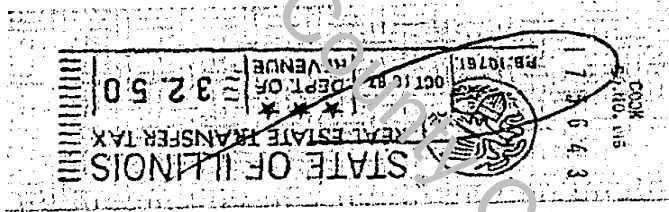
Warranty Deed

CORPORATION TO CORPORATION

TO

GEORGE COLE & COMPANY

Property of Cook County Clerk's Office



88109528

EXHIBIT A - LEGAL DESCRIPTION

Unit No. C-4 in the 1920 Lincoln Condominium as delineated on the Survey of the following described real estate:

A tract of land (which includes portions of lots taken for the opening of Ogden Avenue by condemnation proceedings had in Case No. 42162Co and said Ogden Avenue having subsequently been vacated by Ordinance, a copy of which was recorded November 13, 1969 as Document No. 21,02,200), described as:

Part of Lots 14, 15, 18, the 10 foot alley North of and adjoining said Lot 15 and the 40 foot street (Loneragan Street) lying East of and adjoining Lot 15, all in Loneragan's Subdivision of the South 2 acres of Block 39 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, also said tract includes part of Lot 1 in the Subdivision of Lots 19, 20 and 21 in Armstrong's Subdivision of the North 3 acres and Lots 16 and 17 in Loneragan's Subdivision of the South 2 acres of Block 39 in Canal Trustees' Subdivision, aforesaid, all of the above being taken as one tract, bounded and described as follows:

Commencing at the Southwest corner of Lot 22 in Loneragan's Subdivision, aforesaid; thence West along the North line of West Wisconsin Street, and said North line extended, a distance of 83.61 feet to a line that is 50 feet East of and parallel to the West line of North Orleans Street, extended North; thence North along said parallel line, a distance of 100.76 feet to its intersection with a line that is 44 feet Southeasterly of and parallel to the Northwesterly line of Ogden Avenue, as opened by Ordinance of the City Council; thence Northeasterly along said line which is 44 feet Southeast of and parallel to the Northwesterly line of Ogden Avenue, as opened, a distance of 94.83 feet to the Southwesterly line of North Lincoln Avenue, as extended; thence Southeasterly along the Southwesterly line of North Lincoln Avenue, extended, a distance of 64.36 feet to the Southeasterly line of North Ogden Avenue, as opened; thence Southwesterly along the Southeasterly line of North Ogden Avenue, as opened, to the West line of Lot 18 in Loneragan's Subdivision, aforesaid; thence South along the West line of Lots 18, 19, 20, 21 and 22 in said Loneragan's Subdivision to the place of beginning, in Chicago Cook County, Illinois which survey is attached as Exhibit B to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 5, 1986 as document no. 85-581215, together with its undivided interest in the commons elements as defined and set forth in the Declaration of Condominium.

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14-33-401-999-1013

Permanent Tax Number: ~~14-33-401-042~~

Common Address: 1920 N. Lincoln Avenue
Unit C-4
Chicago, Illinois 60614

Clerk's Office

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EXHIBIT B

1. General taxes for the year 1986 and subsequent years;
2. Terms, provisions and conditions of the Urban Renewal Plan, recorded April 12, 1967, as Document 20,107,662 called Lincoln Park Project I as supplemented by Amendment No. 1 recorded December 8, 1968 as Document 20 606,306; amended by Ordinance recorded February 1, 1972 as Document 21,793,426; and supplemented by Ordinance recorded August 14, 1967 as Document No. 20,227,832;
3. Covenants, conditions and restrictions contained in a Deed recorded October 8, 1971 as Document 21,662,729, and re-recorded November 2, 1971 as Document 21,696,349, and modified by Easement Relocation Agreement dated August 29, 1986 and recorded September 3, 1986 as Document 86,391,352. Said covenants, conditions and restrictions relate, among other things, to the following: Use of the property shall be only as specified in the Urban Renewal Plan and modifications, and as set forth in the Contract for Sale recorded as Document 21,696,348; grantee not to discriminate on basis of race, creed, color or national origin in the sale, lease, rental, use or occupancy of the property;
4. An easement in favor of the City of Chicago for access and egress to Lincoln Avenue and Wisconsin Street, recorded September 3, 1986 as Document 86,391,352;
5. Covenants, conditions and restrictions contained in the Contract for Sale of Land for Private Redevelopment, recorded November 2, 1971 as Document No. 21,696,348 which refers to, among other things, the following: Use of the property shall be only as specified in the Urban Renewal Plan; grantee shall not discriminate on basis of race, creed, color or national origin in the sale, lease, rental, use or occupancy of the property and that a statement as to such non-discrimination shall be included in all advertising for the sale or rental of the property;
6. An easement in favor of Commonwealth Edison Company for installation, maintenance, etc. of electrical facilities, recorded March 7, 1972 as Document 21,829,085.
7. Rights of public and quasi-public utilities to maintain their facilities, if any, in vacated Ogden Avenue, vacated Lonergan Street and vacated alley;
8. Terms and provisions of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants of The 1920 Lincoln Condominium described in Exhibit A attached hereto;
9. Provisions, conditions and limitations imposed by the Illinois Condominium Property Act;
10. Provisions, conditions and limitations imposed by the Municipal Code of the City of Chicago;
11. Acts done or suffered by Buyer or anyone claiming by or through the Buyer;
12. If Buyer is not the tenant of the Unit, rights of the tenant under the existing lease;
13. Encroachments onto public ways as disclosed by Plat of Survey No. 81901 dated July 29, 1985 by Certified Survey Co., to wit:

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- (a) Of planters onto Ogden Avenue, or "Ogden Mall," adjoining on the West.
 - (b) Of concrete retaining wall onto Ogden Avenue, or "Ogden Mall," adjoining on the Northwest by 0.96 to 1.10 feet, more or less.
 - (c) Of wrought iron fence onto Ogden Avenue or "Ogden Mall," adjoining on the Northwest by 0.65 to 0.96 feet, more or less.
14. Leases and licenses affecting the common elements listed in the property report, as amended; and
15. Matters insured over by Ticor Title Insurance.

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04/09/2018

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