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WARRANTY DEED  
An Instrument  
Statutory (ILLINOIS)  
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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THE GRANTOR University Village VIII, an Illinois limited partnership

14<sup>00</sup>

of the City of Chicago County of Cook  
State of Illinois for and in consideration of  
Ten and No/100 (\$10.00) - - - - - DOLLARS,  
\_\_\_\_\_ in hand paid,

CONVEYS and WARRANT S to Michigan Avenue  
National Bank of Chicago, Trustee under  
Trust #4693

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEE(S))

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: the parcel of real estate (the "Parcel") described in Exhibit A attached hereto and made a part hereof, subject to the matters set forth on Exhibit B 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 Parcel, the rights and easements for the benefit of said Parcel set forth in the Declaration of Condominium described on Exhibit A attached hereto and made a part hereof, and Grantor reserves to 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, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stated at length herein.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE NOV-4'87 650.00  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE NOV-4'87 650.00  
CGH0

Permanent Real Estate Index Number(s): 17-17-412-001 & 17-17-412-025

Address(es) of Real Estate: 701 S. Carpenter St., Ill. H

DATED this 21<sup>st</sup> day of October 1987  
UNIVERSITY VILLAGE VIII, an Illinois limited partnership

By: City Development Corp. of Chicago, Inc., a Delaware corporation

By: Jack McNeil  
Jack McNeil

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack McNeil, President of City Development Corp. of Chicago, Inc., a Delaware corporation, General Partner of University Village VIII, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Deed as his free and voluntary act and as the free and voluntary act of said Corporation, as General Partner, as aforesaid, for the uses and purposes therein set forth.

IMPRESS  
SEAL  
HERE

Given under my hand and official seal, this 20<sup>th</sup> day of October 1987

Commission expires 10/28 19 90 Nancy Pagano  
NOTARY PUBLIC

This instrument was prepared by Jeffrey N. Owen, Rudnick & Wolfe, 30 N. LaSalle Street, Suite 2500, Chicago, Illinois 60602

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
1300.00

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
REAL ESTATE TRANSACTION TAX  
650.00

MAIL TO { Nancy L. Harrison  
127 W. Dearborn #104  
Chicago Ill. 60602  
BOX 333-ec  
PB

SEND SUBSEQUENT TAX BILLS TO  
87595956  
Address: \_\_\_\_\_  
City State and Zip: \_\_\_\_\_

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Warranty Deed  
JPMI TENANCY  
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

#### Parcel 1:

Unit No. 701 S. Carpenter St., Unit H, in The Townhomes of Vernon Park Place Condominiums, as delineated on the Survey of the following described real estate: Being parts of Blocks 1 and 2 in J.B. Waller's Subdivision of Block 8 of Canal Trustee's Subdivision of the Southeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, and vacated north and south and parts of the east and west alleys in said Blocks 1 and 2 and part of vacated Miller Street adjoining said Blocks, which Survey is attached as Exhibit A to the Declaration of Condominium recorded as Document No. 87518217, together with its undivided percentage interest in the common elements in Cook County, Illinois.

#### Parcel 2:

The exclusive right to the use of Indoor Parking Space No. P-12 & -13 a limited common element as delineated on the Survey attached to the Declaration described above, recorded as Document No. 87518217, as amended from time to time.

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## EXHIBIT B

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, conditions and limitations of the ordinance entitled "Revision No. 1 to the Redevelopment Plan for Slum and Blighted Area Redevelopment Project Harrison-Halsted", of the City Council of the City of Chicago dated May 10, 1961 and recorded February 6, 1962 as Document 18393837 and also terms, provisions, conditions and restrictions contained in the Deed from the City of Chicago dated March 25, 1987 and recorded April 13, 1987 as Document No. 87195559 and dated July 8, 1987 and recorded August 31, 1987 as Document No. 87477659.

4. Covenants, conditions, restrictions, easements and building lines of record.

5. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws made as of September 18, 1987 and recorded September 22, 1987 in the Office of the Recorder of Deeds, Cook County, Illinois, as Document 87518217.

6. Applicable zoning or building laws or ordinances.

7. Acts done or suffered by or judgments against the Grantee.

8. Grantee, for himself and his successors and assigns covenants and agrees:

(i) to devote the parcel, and the development of which the Parcel is a part, to, and only to and in accordance with, the uses specified in the Near West Side Conservation Plan dated March 27, 1961, approved by the City Council of the City of Chicago on October 11, 1961, as said Conservation Plan may be amended from time to time; and

(ii) not to discriminate upon the basis of race, religion, color, 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.

The covenants contained in subparagraph 8(i) of this Exhibit B shall remain in effect until May 11, 2003 and the covenants described in subparagraph 8(ii) of this Exhibit B shall remain in effect without limitation as to time. All of the covenants contained in this paragraph 8 of this Exhibit B shall run with the land and bind the successors and assigns of the Grantee.

9. Any encumbrance resulting from the acts of Grantee.

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