

5/11/87 11:15 AM

LEGAL FORMS

September, 1975

WARRANTY DEED

UNOFFICIAL COPY

Statutory (Illinois)

87306835

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR Jordan Schulgasser, a bachelor
 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,
 CONVEY s and WARRANT s to Nancy N. Block, 211 E. Ohio, Chicago, Illinois
 (NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the
 State of Illinois, to wit:

See legal description contained on Exhibit "A" attached hereto.
 PIN 14-33-423-048-1164
 Subject to: exceptions to title contained on Exhibit "B" attached hereto.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

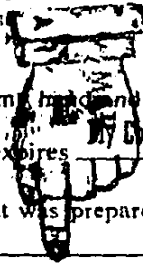
DATED this 29th day of May 1987

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Jordan Schulgasser (Seal) _____ (Seal)
Jordan Schulgasser _____ (Seal) _____ (Seal)

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 Jordan Schulgasser, a bachelor

IMPRESS SEAL HERE



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of May 1987
 Commission expires Dec. 15, 1987

This instrument was prepared by Levin & Ginsburg Ltd., 180 N. LaSalle, Suite 2210, Chicago, IL 60601 (NAME AND ADDRESS)

MAIL TO: { Douglas E. Wamabach
 Burke, Griffin, Chomicz & Wienke, P.C.
 303 East Wacker Drive, Suite 1000
 Chicago, Illinois 60601

OR RECORDER'S OFFICE BOX NO. _____

ADDRESS OF PROPERTY: 1660 N. LaSalle, Unit 1507
Chicago, Illinois 60614-6092
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO:
Nancy N. Block
1660 N. LaSalle, Unit 1507
Chicago, Illinois 60614-6092

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 87306835
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 420.00
 DOCUMENT NUMBER

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

5389028

\$16.00 MAIL

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"EXHIBIT A"

UNIT NO. 1507 AS DELINEATED UPON SURVEY OF:

PARCEL 1

LOT 2, THE SOUTH 50 1/2 FEET OF LOT 3, THE EAST 74 FEET OF LOT 3 (EXCEPT THE SOUTH 50 1/2 FEET THEREOF) AND THE EAST 74 FEET OF LOTS 4 AND 5 (EXCEPT THAT PART OF LOT 5 FALLING IN EUGENIE STREET) ALL IN GALE'S NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; ALSO:

PARCEL 2

LOT 1 AND 2 AND THAT PART OF LOT 3 FALLING WITHIN THE NORTH 113.62 FEET OF ORIGINAL LOT 1 IN WOOD AND OTHER'S SUBDIVISION OF SAID ORIGINAL LOT 1 IN GALE'S NORTH ADDITION TO CHICAGO AFORESAID; ALSO:

PARCEL 3

LOTS 1 TO 9 BOTH INCLUSIVE (EXCEPT THAT PART LYING BETWEEN THE WEST LINE OF NORTH LA SALLE STREET AND A LINE DRAWN THROUGH THE SOUTH WEST CORNER OF EUGENIE STREET AND NORTH LA SALLE STREET AND THROUGH A POINT ON THE SOUTH LINE OF LOT 10, 14 FEET WEST OF THE WEST LINE OF NORTH LA SALLE STREET) ALL IN BLOCK "B" IN THE COUNTY CLERK'S DIVISION OF PORTIONS OF UNSUBDIVIDED LAND LYING BETWEEN THE EAST LINE OF GALE'S NORTH ADDITION TO CHICAGO AFORESAID AND THE WEST LINE OF NORTH CLARK STREET ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMALGAMATED TRUST & SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED MARCH 31, 1978 AND KNOWN AS TRUST NO. 1660 RECORDED WITH THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24,558,738, TOGETHER WITH AN UNDIVIDED .1962 AGGREGATE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY).

PERMANENT TAX NUMBER: 14-33-423-048-1162

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Exhibit B

Title Exceptions

Such of the following which do not render title unmarketable or the real estate unuseable as a single family residence:

1. GENERAL TAXES FOR THE YEARS 1986 (2nd installment) and subsequent years.
2. TERMS, CONDITIONS, PROVISIONS AND LIMITATIONS CONTAINED IN THE LINCOLN PARK PROJECT 1 URBAN RENEWAL PLAN, AS AMENDED, COPIES OF WHICH WERE RECORDED APRIL 12, 1967 AND DECEMBER 6, 1968 AS DOCUMENTS 20,107,662 AND 20,696,306, RESPECTIVELY.
3. POSSIBLE RIGHTS OF THE OWNERS AND OCCUPANTS OF THE PREMISES SOUTH OF AND ADJOINING LOT 9 OF PARCEL 3 TO USE THE GATE ON THE BOUNDARY LINE, TOGETHER WITH THE SOUTH 4.5 FEET OF THE EAST 50.04 FEET OF SAID LOT 9, FOR INGRESS AND EGRESS BETWEEN LA SALLE STREET AND THE REAR OF THE BUILDING ON SAID ADJOINING PREMISES.

(AFFECTS PARCEL 3)
4. ENCROACHMENT OF THE SOUTHWEST PORTION OF THE 2-STORY BRICK AND CONCRETE BUILDING LOCATED UPON PARTS OF PARCELS 1 AND 2 OVER AND ONTO: (1) THE PUBLIC WAY KNOWN AS NORTH WELLS STREET ADJOINING PARCEL 2 ON THE WEST BY 0.03 FEET, MORE OR LESS; AND (2) THE PREMISES SOUTH OF AND ADJOINING PARCEL 2 BY 0.05 FEET, MORE OR LESS; AS DISCLOSED BY PLAT OF SURVEY NO. 32-46, REVISED TO JULY 25, 1978, BY CHICAGOLAND SURVEY CO., A COPY OF WHICH IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24,558,738.

NOTE: SEE ENDORSEMENT ATTACHED HERETO.

5. ENCROACHMENT OF A CONCRETE BLOCK WALL APPURTENANT TO THE PREMISES SOUTH OF AND ADJOINING LOT 9 OF PARCEL 3 OVER AND ONTO LOT 9 OF PARCEL 4 BY 0.27 FEET, MORE OR LESS, AT THE WEST END OF SAID WALL, AS DISCLOSED BY PLAT OF SURVEY NO. 32-46, REVISED TO JULY 25, 1978, BY CHICAGOLAND SURVEY CO., A COPY OF WHICH IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24,558,738.

(AFFECT LOT 9 OF PARCEL 3)

6. AN EASEMENT AFFECTING THE PORTION OF SUBJECT PROPERTY AND FOR THE PURPOSES STATED HEREIN.

IN FAVOR OF	:	COMMONWEALTH EDISON COMPANY
FOR	:	INSTALLATION, MAINTENANCE, ETC. OF ELECTRICAL FACILITIES
RECORDED	:	AUGUST 1, 1972
DOCUMENT	:	21,998,140
AFFECTS	:	THOSE PARTS OF THE LAND SHOWN ON EXHIBIT A TO SAID INSTRUMENT

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Exhibit B (cont.)

7. UNRECORDED LEASE, DATED JANUARY 27, 1976, AS AMENDED, TO BURGUNDY INN, INC., LESSEE, DEMISING A PORTION OF THE GROUND FLOOR AND NORTH TERRACE AREA OF THE LOBBY FLOOR IN THE 42-STORY BUILDING ON THE LAND FOR RESTAURANT AND COCKTAIL LOUNGE PURPOSES FOR A TERM EXPIRING APRIL 30, 1982. SAID LESSEE HAS AN OPTION TO RENEW THE TERM OF THE LEASE FOR AN ADDITIONAL TERM EXPIRING APRIL 30, 1985.

(AFFECTS COMMON ELEMENT ONLY)

8. UNRECORDED LEASE, DATED SEPTEMBER 28, 1976, TO BURGUNDY INN, INC., LESSEE, DEMISING A VACANT PORTION OF THE LAND, KNOWN AS 157 WEST EUGENIE STREET, FOR PARKING PURPOSES FOR A TERM EXPIRING APRIL 30, 1982. SAID LESSEE HAS AN OPTION TO RENEW THE TERM OF THE LEASE FOR AN ADDITIONAL TERM EXPIRING APRIL 30, 1985.

(AFFECTS COMMON ELEMENT ONLY)

9. UNRECORDED LEASE, DATED JULY 30, 1973, TO THE NEEDLEPOINT WORKS, LESSEE, DEMISING A PORTION OF THE GROUND FLOOR IN THE 42-STORY BUILDING ON THE LAND FOR COMMERCIAL PURPOSES FOR A TERM EXPIRING SEPTEMBER 30, 1978. SAID LESSEE HAS OPTIONS TO RENEW THE TERM OF THE LEASE FOR TWO ADDITIONAL TERMS, THE FIRST EXPIRING SEPTEMBER 30, 1983.

(AFFECTS COMMON ELEMENT ONLY)

10. RIGHTS OF VIDEO ENTERTAINMENT, INC. AND KAYLE/PATIO, INC. UNDER AGREEMENTS TO INSTALL, MAINTAIN AND SERVICE A MASTER TELEVISION ANTENNA SYSTEM.

11. PROVISIONS, CONDITIONS, RESTRICTIONS, OPTIONS AND EASEMENTS AS CREATED BY THE DECLARATION OF CONDOMINIUM.

RECORDED : JULY 28, 1978
DOCUMENT : 24,558,738

12. PROVISIONS, CONDITIONS AND LIMITATIONS AS CREATED BY THE CONDOMINIUM PROPERTY ACT.

13. CONDITION AND AGREEMENT SET FORTH IN TWO DEEDS DATED JUNE 15, 1888 AND RECORDED JULY 7, 1888 AS DOCUMENTS 978440 AND 978441, WHICH DEEDS CONVEYED THAT PART OF PARCEL 1 OF THE LAND DESCRIBED AS THE WEST 25 FEET OF THE EAST 74 FEET OF LOTS 4 AND 5 IN GALE'S NORTH ADDITION AFORESAID. SAID AGREEMENT PROVIDES THAT A CERTAIN 11 FOOT WIDE STRIP OF LAND WEST OF AND ADJOINING THE PREMISES SO CONVEYED IS TO BE USED BY THE GRANTORS (BEING THEN ALSO OWNERS OF ADDITIONAL LANDS TO THE WEST) AND GRANTEE THEREIN, THEIR SUCCESSORS AND ASSIGNS, AS A PRIVATE ALLEY AND THAT ALL IMPROVEMENTS AND TAXES AND ASSESSMENTS OF SAID PRIVATE ALLEY ARE TO BE PAID 1/2 BY THE OWNERS OF THE SUBJECT LAND AND 1/2 BY THE OWNERS OF THE LAND ADJOINING ON THE WEST.

PREVIOUSLY
THE LANDS ASSESSED UNDER PERMANENT TAX NUMBER 14-33-423-003 INCLUDES THE EAST 1/2 OF THE AFORESAID 11 FOOT WIDE PRIVATE ALLEY.

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Exhibit B (cont.) 8 7 3 0 6 3 3 5

THE COST OF SAID IMPROVEMENTS, TAXES AND ASSESSMENTS ARE A COMMON EXPENSE AMONG ALL UNIT OWNERS.

14. Installments due after the date of closing on account of customary operating and maintenance assessments established pursuant to the Declaration of Condominium.
15. Other leases, if any, which affect only the common elements.

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