

WARRANTY DEED
Statutory (ILL. NC.S.)
(Individual to Individual)

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1988 DEC 22 PM 3:44

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COOK
COUNTY
CLERK

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THE GRANTOR, CHICAGO-SUPERIOR ASSOCIATES,
an Illinois limited partnership

13.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
86.00

1439983-719267 DB ML 1

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and 00/100 (\$10.00) DOLLARS,
in hand paid,

CONVEY S. and WARRANTS to

ALEXANDRA K. PALMER, a Married
Woman, 1000 Illinois Road, Lake Forest,
Illinois
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

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

SEE ATTACHED EXHIBIT A

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC 22 '88
600.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE DEC 22 '88
600.00

REAL ESTATE TRANSACTION TAX
80.00

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

Permanent Real Estate Index Number(s): 17-10-200-068-1249

Address(es) of Real Estate: 161 CHICAGO AVENUE EAST CONDOMINIUM, 161 CHICAGO AVENUE EAST, CHICAGO, ILLINOIS 60611

DATED this 15th day of DECEMBER 1988

PLEASE PRINTOR TYPE NAME(S) BELOW SIGNATURE(S)
CHICAGO-SUPERIOR ASSOCIATES,
an Illinois limited partnership
By: O&Y, (U.S.) Development
Company, L.P., a Delaware
limited partnership, general
partner of Chicago-Superior

Associates
By: O&Y (U.S.) Development
General Partner Corp., a
Delaware corporation, general
partner of O&Y (U.S.) Development
Company, L.P.
By: *[Signature]*

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

HOWARD WALKER, General Partner of Chicago-Superior Associates, 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 15th day of DECEMBER 1988.

Commission expires May 18, 1991

[Signature]
MARY C. DURKIN, Notary Public

This instrument was prepared by MARY C. DURKIN 737 N. MICHIGAN AVE., CHGO. ILL.
(NAME AND ADDRESS)

MAIL TO: SAUNDY JACKLE
107 N. WALKER
CHICAGO, IL 60606

SEND SUBSEQUENT TAX BILLS TO
ALEXANDRA K. PALMER
1000 ILLINOIS ROAD
LAKE FOREST, IL 60045

OR RECORDER'S OFFICE BOX NO. BOX 603 - GG

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EXHIBIT A

PARCEL 1:

UNIT 55G IN 161 CHICAGO AVENUE EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VARIOUS LOTS IN OLYMPIA CENTRE SUBDIVISION OF VARIOUS LOTS AND PARTS OF VACATED ALLEYS IN BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85-080-173 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85-080-144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That title to the Premises is subject only to those certain title exceptions listed on the Title Commitment, and to: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto; (iii) the Condominium Documents, as that term is defined in that certain Condominium Purchase Agreement for 161 Chicago Avenue East Condominium dated December 05, 1988, between Partnership, as Seller, and Grantee, as Purchaser, including all amendments and exhibits thereto ("Contract"); (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments on to the property, if any; (vi) acts done or suffered by Grantee; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium, Operating Declaration or amendment thereto; ~~(x) the right of repurchase and remedy described in Paragraphs 23 and 24 of the Contract;~~ and (xi) liens, encroachments and other matters over which Chicago Title Insurance Company is willing to insure at Partnership's expense.

permitted hereunder

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