

WARRANTY DEED
Secretary (ILLINOIS)
(Corporation to Individual)

85062219

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

1988 FEB 10 PM 3:01

88062219

THE GRANTOR

P&P Management, 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.

12.00

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
02.00

713670 P-4
067011

and other valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to STANDARD BANK AND TRUST UNDER TRUST NUMBER 11485 DATED DECEMBER 15, 1987. 4400 WEST 95th ST. EVERGREEN PK. IL. 60642

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

Unit 4812 C; the South 15.0 feet of the North 274.0 feet of the West 75.0 feet of the East 300.0 feet of part of Lots 1,2,3,21 and 22 together with the vacated North and South and East and West Alleys between said lots 1,2,3,21 and 22 (all taken as a tract) in Grigg's Subdivision of Block 3 in Drexel and Smith's Subdivision of the West 1/2 of the North West 1/4 and the West 1/2 of the West 1/2 of the South West 1/4 of Section 11, Township 38 North, Range 14 East of the Third Principal Meridian, lying west of a line running at right angles to the North line of said tract from a point in the said north line of said tract 25.0 feet west of the North East corner of said tract to a point in the South line of said tract, in Cook County, Illinois.

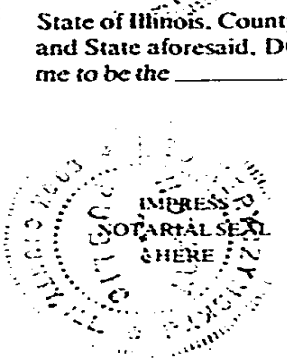
See Legal for parcels 243 attached hereto & made part hereof
Common Street Address: Unit c:4812 s. Drexel, Chicago, IL.

Permanent Index Number: 20-11-105-067-0000

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 4th day of FEBRUARY 1988



P & P Management, Inc.
BY: Leo Pocius, President
ATTEST: Raymond Pocius, 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 LEO POCIUS personally known to me to be the President of the P&P MANAGEMENT, INC. RAYMOND POCIUS personally known to me to be the 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 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, at 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 FEBRUARY 4th day of 1988

Commission expires APRIL 2ND 1990 Leo Keryczynskyj, Notary Public

This instrument was prepared by Leo Keryczynskyj, Attorney at Law, 201 North Wells St. Suite 1206 Chicago, IL. 60606

MAIL TO: MARVIN M. RUX P.C. 9730 S. LESTER AVE. S-240 Chicago, IL. 60642

ADDRESS OF PROPERTY: THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. 333 BOX 333 - TH

REAL ESTATE TRANSACTION TAX
02.00
85062219

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

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-SCHEDULE A CONTINUED-

71 13 670

MERIDIAN, LYING WEST OF A LINE RUNNING AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT IN THE SAID NORTH LINE OF SAID TRACT 25.0 FEET WEST OF THE NORTH EAST CORNER OF SAID TRACT TO A POINT IN THE SOUTH LINE OF SAID TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION MADE BY COMMUNITY REDEVELOPMENT CORPORATION, A CORPORATION OF ILLINOIS, DATED APRIL 20, 1954 AND RECORDED APRIL 21, 1954 AS DOCUMENT 15886101 AND AS CREATED BY DEED FROM COMMUNITY REDEVELOPMENT CORPORATION TO BLANCHE KINION DATED DECEMBER 26, 1963 AND RECORDED FEBRUARY 13, 1964 AS DOCUMENT 19045777 FOR PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCELS:

(A) THE WEST 1 FOOT 4 INCHES OF THE EAST 229 FEET 4 INCHES OF THE SOUTH 71.67 FEET OF THE NORTH 290.34 FEET (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID); AND

(B) THE SOUTH 4 FEET 4 INCHES OF THE NORTH 218.67 FEET OF THE EAST 301.33 FEET AS EXTENDED EAST TO THE WEST LINE OF DREXEL BOULEVARD;

OF THAT PART OF LOTS 1, 2, 3, 21 AND 22 TOGETHER WITH THE VACATED NORTH AND SOUTH AND EAST AND WEST ALLEYS LYING BETWEEN SAID LOTS (ALL TAKEN AS A TRACT) IN GRIGG'S SUBDIVISION OF BLOCK 3 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE RUNNING AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT IN THE SAID NORTH LINE OF SAID TRACT 25.0 FEET WEST OF THE NORTH EAST CORNER OF SAID TRACT TO A POINT IN THE SOUTH LINE OF SAID TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 3:

RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION MADE BY COMMUNITY REDEVELOPMENT CORPORATION, A CORPORATION OF ILLINOIS, DATED APRIL 20, 1954 AND RECORDED APRIL 21, 1954 AS DOCUMENT 15886101 AND AS CREATED BY DEED FROM COMMUNITY REDEVELOPMENT CORPORATION TO BLANCHE KINION DATED DECEMBER 26, 1963 AND RECORDED FEBRUARY 13, 1964 AS DOCUMENT 19045777 FOR PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 1 FOOT 3 INCHES OF THE NORTH 259 FEET OF THE WEST 10 FEET 8 INCHES OF THE EAST 240 FEET OF THAT PART OF LOTS 1, 2, 3, 21 AND 22 TOGETHER WITH THE VACATED NORTH AND SOUTH AND EAST AND WEST ALLEYS LYING BETWEEN SAID LOTS 1, 2, 3, 21 AND 22 (ALL TAKEN AS A TRACT) IN GRIGG'S SUBDIVISION OF BLOCK 3 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 38

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CHICAGO TITLE INSURANCE COMPANY

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-SCHEDULE A CONTINUED-

71 13 670

NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE RUNNING AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT IN THE SAID NORTH LINE OF SAID TRACT 25.0 FEET WEST OF THE NORTH EAST CORNER OF SAID TRACT TO A POINT IN THE SOUTH LINE OF SAID TRACT, IN COOK COUNTY, ILLINOIS.

SCHEDULE B CONTINUED FROM COMMITMENT JACKET (FORM NO. 2605).

3. THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS WILL BE SHOWN UPON COMPLETION OF OUR TAX AND SPECIAL ASSESSMENT SEARCHES.

4. GENERAL EXCEPTIONS 1 THROUGH 5 WILL BE DELETED ON ALL OWNER'S POLICIES COVERING A COMPLETED SINGLE-FAMILY DWELLING, INCLUDING A CONDOMINIUM UNIT, OR APARTMENT BUILDING CONTAINING NO MORE THAN FOUR UNITS PROVIDING THAT THE FOLLOWING DOCUMENTATION IS FURNISHED:

(A) A SURVEY, IF AVAILABLE, SHOULD BE EXHIBITED FOR EXAMINATION AND A COPY LEFT FOR OUR FILES. IF A SURVEY IS NOT AVAILABLE, A STATEMENT BY THE PROPOSED INSURED TO THIS EFFECT SHOULD BE FURNISHED. NO SURVEY NEED BE FURNISHED IF THE LAND INSURED IS A CONDOMINIUM UNIT.

(B) ARRA LOAN AND EXTENDED COVERAGE OWNER'S POLICY STATEMENT (FORM 1736) EXECUTED BY ALL PARTIES HOLDING TITLE TO THE LAND DURING THE SIX MONTHS PRECEDING THE DATE OF THE POLICY.

(C) SATISFACTORY EVIDENCE OF THE PAYMENT IN FULL OF THE COST OF FURNISHING SERVICES, LABOR AND MATERIALS IN CONNECTION WITH ANY IMPROVEMENTS MADE ON THE LAND WITHIN SIX MONTHS OF THE DATE OF THE POLICY. THIS EVIDENCE SHOULD CONSIST OF SWORN CONTRACTORS' AND SUBCONTRACTORS' AFFIDAVITS TOGETHER WITH ALL NECESSARY WAIVERS OF LIEN.

ADVERSE RIGHTS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

5. HOME OWNERS INFLATION ENDORSEMENT (F2697 REVISED 6-79) APPROVED

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