

# UNOFFICIAL COPY

BOE 089-00

Chicago, Illinois 60614  
2060 N. Lincoln  
Steven K. Brown and Caryl Brown  
Sent subsequent Tax Bill To:

Chicago, Illinois 60606  
800 Sears Tower  
Kathy Lieberman  
Mail to:

This instrument was prepared by D'Ancona & Pflaum, Lawrence Moss, 30 N. La Salle, Chicago, Illinois 60603  
Notary Public  
Given under my hand and official seal, this 25th day of February, 1988, Commission expires July 16, 1991  
Cynthia A. Moulton



IMPRESS  
NOTARIAL SEAL

John P. Brankin, personally known to me to be the Ass't. 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 and averrally acknowledged that as the Vice 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, 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.

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 Robert A. Mc/ personally known to me to be the Vice President

IMPRESS  
CORPORATE SEAL

By: *[Signature]* Vice President  
*[Signature]* Secretary  
(Name of Corporation)

Prattco Development Ltd., A Corporation of Illinois

In witness whereof, said (Printer has caused the corporation seal to be hereon affixed, and has caused its name to be affixed to those presents by the Vice President, and attested by its Ass't. Secretary, this 25th day of February, 1988.

Address(es) of Rent Recipient: 2060 N. LINCOLN, Chicago, Illinois 60614

Payment Rent Recipient (number): 14-33-131-013, 14-33-131-042 and 14-33-131-044 ✓

Legal Description attached and made a part hereof.

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:

(NAME AND ADDRESS OF GRANTORS)

2600 Lakeview # 3102, Chicago, Illinois 60614  
CORPORATION, CONVEYS AND WARRANTS TO Steven K. Brown and Caryl Brown, his wife  
--- (MARRIAGE), in hand paid, and pursuant to authority given by the Board of Directors of said  
to transact business in the State of ILLINOIS, for and in consideration of the sum of TEN (\$10.00) and 00/100--  
a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized

THE GRANTOR: Prattco Development Ltd., A Corporation of Illinois

WARRANTY DEED  
STATUTE (ILLINOIS)  
CORPORATION TO INDIVIDUAL, JOINT TENANCY

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143877-7153645 DB W/C

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1988 MAR - 2 PM 2:59

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

LAST DAY OF  
PAYMENT  
MAY 15 1988  
MAY 15 1988  
MAY 15 1988

\* \* \* \* \*  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
MARZ-88  
RA.1193  
723.00  
023114

\* \* \* \* \*  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
MARZ-88  
RA.1193  
999.00  
023413  
85091335

\* \* \* \* \*  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
MARZ-88  
RA.1193  
999.00  
023412

\* \* \* \* \*  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
MARZ-88  
RA.1008  
248.00  
023454  
Cook County

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UNIT 2060 & P-1 IN THE CONDOMINIUM TOWNHOMES OF DICKENS POINTE,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

## PARCEL 1:

A PARCEL OF LAND COMPRISING PARTS OF LOTS 3, 4, 5, 6 AND THE NORTHEASTERLY 1/2 OF THE ALLEY, SOUTH AND ADJOINING SAID LOTS, ALL IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO SAID PARCEL OF LAND COMPRISES LOTS 14, 15, 16, 17 AND PART OF LOTS 22 THROUGH 25, AND ALL OF LOTS 18 THROUGH 21, INCLUSIVE, IN THE SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29 ALSO LOTS 1 AND 2 IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID; ALL OF THE ABOVE LOTS AND ALLEY BEING TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF LOT 14 IN THE SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29, AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14 AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 96.90 FEET; THENCE SOUTHEASTERLY 27.38 FEET TO A POINT 19.30 FEET SOUTH OF THE FIRST DESCRIBED LINE EXTENDED EAST SAID POINT BEING IN THE EAST LINE AS EXTENDED NORTH, OF THE 16 FOOT ALLEY AS LAID OUT IN THE SUBDIVISION OF THE WEST 2 ACRES OF SAID BLOCK 29; THENCE SOUTH ALONG THE EAST LINE OF SAID 16 FOOT ALLEY, AS EXTENDED NORTH, A DISTANCE OF 86.06 FEET, MORE OR LESS, TO THE CENTER LINE OF A 30 FOOT ALLEY AS LAID OUT IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF SAID BLOCK 29; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID 30 FOOT ALLEY, A DISTANCE OF 70.94 FEET TO A LINE THAT IS 50 FEET DUE EAST OF AND PARALLEL TO THE EAST LINE OF THE AFOREMENTIONED 16 FOOT ALLEY; THENCE NORTH ALONG SAID LINE EXTENDED, WHICH IS 50 FEET DUE EAST OF AND PARALLEL TO THE EAST LINE OF SAID 16 FOOT ALLEY, A DISTANCE OF 184.43 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF NORTH LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH LINCOLN AVENUE, TO THE EAST LINE OF NORTH CLEVELAND AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH CLEVELAND AVENUE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE SOUTHWESTERLY 1/2 OF THAT PART OF THE THIRTY (30) FOOT PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 AND 2 LYING EAST OF THE WEST LINE OF SAID LOT 1 EXTENDED NORTH AND LYING WEST OF THE EAST LINE OF SAID LOT 2 EXTENDED NORTH, AND IN JOHN COSTELLO'S SUBDIVISION OF LOTS 23 TO 26 INCLUSIVE, IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT " D " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88055099, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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, AFORESAID, 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 STIPULATED AT LENGTH HEREIN.

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SUBJECT TO THE FOLLOWING:

TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE ORDINANCE RECORDED APRIL 12, 1967 AS DOCUMENT 20107662 WHICH PROVIDES FOR THE REDEVELOPMENT OF THE AREA IN WHICH THE LAND IS SITUATED, AND AMENDED BY AMENDMENT RECORDED DECEMBER 6, 1968 AS DOCUMENT 20696306.

EASEMENTS RESERVED BY THE CITY OF CHICAGO FOR THE BENEFIT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY IN THE ORDINANCE OF VACATION PASSED OCTOBER 6, 1971 A COPY OF WHICH WAS RECORDED NOVEMBER 1, 1971 AS DOCUMENT 21694318, TO OPERATE, MAINTAIN, CONSTRUCT, REPLACE AND RENEW OVERHEAD POLES, WIRES AND ASSOCIATED EQUIPMENT AND UNDERGROUND CONDUIT, CABLES AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY AND TELEPHONIC AND ASSOCIATED SERVICES UNDER, OVER AND ALONG THE NORTHWESTERLY-SOUTHEASTERLY AND NORTH-SOUTH PUBLIC ALLEY AS THEREIN VACATED, WITH THE RIGHT OF INGRESS AND EGRESS.

(AFFECTS THE NORTHEASTERLY 1/2 OF THE ALLEY SOUTHWESTERLY OF AND ADJOINING LOTS 3, 4, 5 AND 6).

COVENANTS AND RESTRICTIONS CONTAINED IN THE QUIT CLAIM DEED FROM THE CITY OF CHICAGO, MUNICIPAL CORPORATION, TO PRAIRIE DEVELOPMENT LTD., DATED OCTOBER 10, 1986 AND FILED OCTOBER 10, 1986 AS DOCUMENT LR3557339, RELATING TO PAYMENT OF REAL ESTATE TAXES AND ASSESSMENTS, PLACING OF ENCUMBRANCE AND LIENS OTHER THAN FOR TEMPORARY AND PERMANENT FINANCING, TIME FOR TAKING POSSESSION, TIME LIMITS FOR COMMENCEMENTS AND COMPLETION OF IMPROVEMENTS, REQUIRED PERIOD OF OCCUPANCY, PROHIBITION OF CONVEYANCE DURING SAID PERIOD, RIGHTS TO RE-ACQUIRE TITLE TO THE LAND AS PROVIDED IN THE CONTRACT BETWEEN THE PARTIES, AND DISCRIMINATION.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.

ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CHICAGO WITH RESPECTS TO URBAN RENEWAL PLAN FOR LINCOLN PARK PROJECTS 1 RECORDED APRIL 12, 1967 AS DOCUMENT 20107662 AND AMENDED BY ORDINANCE RECORDED DECEMBER 6, 1968 AS DOCUMENT 20696306.

RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO SAID VACATED ALLEY.

RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS ETC.

GRANT OF EASEMENT BY PRAIRIE DEVELOPMENT LTD., A CORPORATION OF ILLINOIS HEREBY GRANTS TO THE PEOPLES GAS LIGHT AND COKE COMPANY, A CORPORATION OF THE UNITED STATES OF AMERICA, AND ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT TO LAY, CONSTRUCT, RECONSTRUCT, RENEW, REPLACE, OPERATE, MAINTAIN, INSPECT, ALTER, REPAIR AND REMOVE A GAS MAIN OR SERVICE PIPES AND SUCH DRIPS, VALVES, FITTINGS, METERS AND OTHER EQUIPMENT AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS, IN, OVER, THROUGH, UNDER ALONG AND ACROSS THE LAND RECORDED JULY 31, 1987 AS DOCUMENT 87423989.

(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 5, 1988 AS DOCUMENT 88055099.

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT'.

TAXES FOR THE YEAR OF 1987 AND SUBSEQUENT YEARS.

88055099

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