

# UNOFFICIAL COPY

88148752

WARRANTY DEED

13.00

The Grantor, Reena Kaplan<sup>^</sup> married to Jerome Kaplan of Waukegan, Illinois, for and

in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and warrant to Chicago-Superior Associates, an Illinois limited partnership ("Grantee"), the following described real estate situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging, to wit:

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.

This Deed is subject 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 September 18, 1987, between Grantor, as Purchaser, and Grantee, as Seller, including all amendments and exhibits thereto ("Contract"); (iv) applicable

1485542-7139814 DE MR CALL

161 CHICAGO AVENUE EAST

STATE OF ILLINOIS  
CLERK OF THE COURT  
COOK COUNTY  
OFFICE OF CHICAGO

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Given under my hand and official seal this 31st day of March, 1988.

Commission expires May 9, 1988.

Andrew S. Williams  
Notary Public

This instrument was prepared by:

Andrew S. Williams  
Greenberg, Keele Lunn & Aronberg  
One IBM Plaza, Suite 4500  
Chicago, Illinois 60611

Mail to:

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Kathleen Muehler Zavis  
625 W. Monroe St  
Suite 1100  
Chicago, IL 60641

Send subsequent tax bills to:

17-10-300-068-1249  
161 Ego Ave.

BOX 333 - TH

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