

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

88239716

(Individual to Corporation)

(The Above Space For Recorder's Use Only)

THE GRANTOR John P. Libbe, a bachelor and Francis B. Libbe, married to Delores Libbe

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 and WARRANT to Pyramid Condominium Association, an Illinois condominium and a not-for-profit corporation a corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 925 West Carmen Avenue, Chicago, Illinois 60640 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description Attached as Exhibit "A". Exceptions Attached as Exhibit "B".

⑦ 51142609 PM

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COOK COUNTY RECORDER
May 27 1988

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): 14-08-608-039-1012
Address of Real Estate: 925 West Carmen Avenue, Unit 3E, Chicago, Illinois

DATED this 5th day of May DEPT-01 19 88

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURES

John P. Libbe (SEAL)

Francis B. Libbe (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 John P. Libbe, a bachelor, and Francis B. Libbe, married to Delores Libbe,

IMPRESS SEAL HERE

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

88239716

Given under my hand and official seal, this 9th day of May 1988

Commission expires 8-30 1989 Margaret N. Libbe NOTARY PUBLIC

this instrument was prepared by Frank L. Winter, Esq., 200 E. Randolph Dr., Chicago, IL (NAME AND ADDRESS) 60601

ADDRESS OF PROPERTY:

SCHMIDTKESEL
120 W. Madison
Chicago, Illinois

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

(Name)

(Address)

DOCUMENT NUMBER

13235

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WARRANTY DEED

Individual to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT "A"

Unit 3E in the Pyramid Condominiums, as delineated on the survey of Lot 2 in Block 2 in W.C. Goudy's Estate Subdivision of Block 5 in Argyle, in the Southeast Fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the Pyramid Condominium made by Chicago Title and Trust Company, as Trustee under Trust No. 1076423, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25589410, together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the Units thereof) as defined and set forth in said Declaration and Survey. Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declaration, and party of the first part 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, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length therein. The tenant of the unit failed to exercise the right of first refusal.

PERMANENT TAX NUMBERS: 14-08-408-039-1012

COMMONLY KNOWN AS: 925 West Carmen Avenue, Chicago, Illinois

CARMENEXHA/REM

88-239716

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EXHIBIT "B"

1. General taxes for the year 1987, second installment, and 1988, and subsequent years.
2. A 10 foot building line as shown on the plat of subdivision recorded November 23, 1898 as Document No. 2756965. (Affects the North 10 feet of the underlying tract).
3. Agreement between Joseph Downery and others dated April 10, 1901 and recorded October 29, 1901 as Document No. 3164041 to establish a building line across the land 15 feet from the street line; further agreement between Joseph Downery and others dated March 31, 1894 and recorded April 7, 1904 as Document No. 3534477 establishing a building line across the land 25 feet from the street line; further agreement between Joseph Downery and others dated May 26, 1904 and recorded May 26, 1904 as Document No. 3544371 establishing a building line across the land 28½ feet from the street line. (Affects the North 28½ feet of the land). (Affects the North 28½ feet of the underlying tract).
4. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded September 18, 1980 as Document No. 25589410.
5. Limitations and conditions imposed by the Condominium Property Act of the State of Illinois.
6. Encroachment of the Condominium structure over the West lot line to the extent as shown on the survey attached as Exhibit 'A' to the Declaration recorded September 18, 1980 as Document No. 25589410. (Affects Common elements).
7. Encroachment of the fire escape over the South lot line into alley to the extent as shown on the survey attached as Exhibit 'A' to the Declaration recorded September 18, 1980 as Document No. 25589410.
8. Violation of the building line noted above by the Condominium Building on the land to the extent as shown on the survey attached as Exhibit 'A' to the Declaration recorded September 18, 1980 as Document No. 25589410.

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County Clerk's Office