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Statutory (ILLINOIS)
(Individual to Individual) 988 JUL 20 PM 1:01

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COOK
CO. NO. 616

157274

88318844

88318844

13.00

(The Above Space For Recorder's Use Only)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
64.00

THE GRANTOR University Village VIII, an Illinois limited partnership

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and No/100 (\$10.00) - - - - - DOLLARS, in hand paid,

CONVEYS and WARRANT S. to Carlos F. Mosqueda and Connie M. Mosqueda, his wife

(NAMES AND ADDRESS OF GRANTEES)

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: the parcel of real estate (the "Parcel") described in Exhibit A attached hereto and made a part hereof, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described Parcel, the rights and easements for the benefit of said Parcel set forth in the Declaration of Condominium described on Exhibit A attached hereto and made a part hereof, 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.

Permanent Real Estate Index Number(s): 17-17-412-016, 17-17-412-017 & 17-17-412-018

Address(es) of Real Estate: 1027 W. Vernon Park Place, A

DATED this 14th day of July 1988
UNIVERSITY VILLAGE VIII, an Illinois limited partnership

By: City Development Corp. of Chicago, Inc., a Delaware corporation

By: Bernard H. Eggener
Vice President

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 Bernard H. Eggener - Vice President of City Development Corp. of Chicago, Inc., a Delaware corporation, General Partner of University Village VIII, an Illinois limited partnership, personally

IMPRESSIONAL SEAL known to me to be the same person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Deed as his free and voluntary act and as the free and voluntary act of said Corporation, as General Partner, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of July 1988

Commission expires 10/38 1990 Nancy Pagano NOTARY PUBLIC

This instrument was prepared by Jeffrey N. Owen, Rudnick & Wolfe, 30 N. LaSalle Street, Suite 2500, Chicago, Illinois 60602

COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEE
JUL 20 1988
64.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 23 1988
960.00

88318844

SEND SUBSEQUENT TAX BILLS TO:

Carlos F. Mosqueda
1027 W. Vernon Pk UNIT A
Chicago, IL 60607

MAIL TO:

Frank A. Quinones, Esq
1608 N. Milwaukee
Chicago, IL 60647

Vertical text on the left margin: 517-5511-7443

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Warranty Deed
JOINT TENANTS
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
CHICAGO, ILL. 60601
RECORDS SECTION
RECEIVED
JAN 10 1980

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EXHIBIT A

Legal Description

Parcel 1:

UNIT 1027 W. Vernon Park Place, A _____ IN THE TOWNHOMES OF VERNON PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BEING PARTS OF BLOCKS 1 and 2 IN J. B. WALLER'S SUBDIVISION OF BLOCK 8 OF CANAL TRUSTEES' SUBDIVISION OF SOUTH EAST 3/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND VACATED NORTH AND SOUTH ALLEYS AND PARTS OF EAST AND WEST ALLEYS IN SAID BLOCKS 1 AND 2 AND PART OF VACATED MILLER STREET ADJOINING SAID BLOCKS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87518217, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EXCLUSIVE RIGHT TO THE USE OF INDOOR PARKING SPACE NUMBER P-29 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION DESCRIBED ABOVE, RECORDED AS DOCUMENT NO. 87518217, AS AMENDED FROM TIME TO TIME.

8831884A

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EXHIBIT B

1. General real estate taxes due and payable after the date of this Warranty Deed.
2. Special city or county taxes or assessments for improvements not completed on the date of this Warranty Deed.
3. Terms, provisions, conditions and limitations of the ordinance entitled "Revision No. 1 to the Redevelopment Plan for Slum and Blighted Area Redevelopment Project Harrison-Halsted", of the City Council of the City of Chicago dated May 10, 1961 and recorded February 6, 1962 as Document 18393837 and also terms, provisions, conditions and restrictions contained in the Deed from the City of Chicago dated March 25, 1987 and recorded April 13, 1987 as Document No. 87195559 and dated July 8, 1987 and recorded August 31, 1987 as Document No. 87477659.
4. Covenants, conditions, restrictions, easements and building lines of record.
5. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws made as of September 18, 1987 and recorded September 22, 1987 in the Office of the Recorder of Deeds, Cook County, Illinois, as Document 87518217.
6. Applicable zoning or building laws or ordinances.
7. Acts done or suffered by or judgments against the Grantee.
8. Grantee, for himself and his successors and assigns covenants and agrees:

(i) to devote the parcel, and the development of which the Parcel is a part, to, and only to and in accordance with, the uses specified in the Near West Side Conservation Plan dated March 27, 1961, approved by the City Council of the City of Chicago on October 11, 1961, as said Conservation Plan may be amended from time to time; and

(ii) not to discriminate upon the basis of race, religion, color, sex, or national origin in the sale, lease or rental or in the use or occupancy of the Parcel or said development or any improvements erected or to be erected thereon, or any part thereof.

The covenants contained in subparagraph 8(i) of this Exhibit B shall remain in effect until May 11, 2003 and the covenants described in subparagraph 8(ii) of this Exhibit B shall remain in effect without limitation as to time. All of the covenants contained in this paragraph 8 of this Exhibit B shall run with the land and bind the successors and assigns of the Grantee.

9. Any encumbrance resulting from the acts of Grantee.

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11/15/2011