

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Maurice P. Collins, Jr. and Anne Collins, his wife

of the City of Dallas County of Texas for and in consideration of

Ten and 00/100 (\$10,000) Dollars and other good and valuable consideration in hand paid,

CONVEY and WARRANT to BERTHA KHOSHABA, 1700 E. 56th St., #3003, Chicago, IL

(NAME AND ADDRESS OF GRANTEE)

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

UNIT NO. 826 AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962, AS DOCUMENT NO. 18467558 AND ALSO SUPPLEMENTAL DEED THERE TO RECORDED DECEMBER 23, 1964, AS DOCUMENT NO. 19341545, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1962, AND KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22453315 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS.

Subject to Permitted Exceptions listed on Exhibit A.

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): 17-10-400-112-1042

Address(es) of Real Estate: 400 E. Randolph, Unit No. 826, Chicago, IL

DATED this 23rd day of August 1989

Maurice P. Collins, Jr. (SEAL) Anne Collins, Jr. (SEAL) Maurice P. Collins, Jr. (SEAL) Anne Collins (SEAL)

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

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 Maurice P. Collins, Jr. and Anne Collins, his wife

personally known to me to be the same person B, whose name B, are subscribed to the foregoing instrument, appeared before me this day in person, and 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.

Given under my hand and official seal, this 23rd day of August 1989

Commission expires JULY 1 1992
Robert M. Horwicz, Notary Public

This instrument was prepared by Altheimer & Gray, 10 S. Wacker Dr., Suite 4000, Chicago, IL 60606

MAIL TO

Bertny F. Goldberg
2551 N. Clark #205
Chicago, IL 60614

UNOFFICIAL COPY

89410605

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUGUST 1989
543.75

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP AUGUST 1989
36.25

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
36.25

14 00

7210951E2

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1989 AUG 31 PM 3:18

R9410605

Property of Cook County Clerk's Office

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

PROVISIONS CONTAINED IN ARTICLE III OF THE DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY KNOWN AS TRUST NUMBER 17460 DATED MAY 1, 1962 RECORDED MAY 7, 1962 AS DOCUMENT 18467558 AND IN SECTION 3.18 OF THE SUPPLEMENTAL DEED RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341545 RELATING TO THE SUBSTITUTION OF ADEQUATE NATURAL OR STRUCTURAL LATERAL SUPPORT FOR THE SUPPORTS OF THE IMPROVEMENT, IF SUCH SUPPORT IS REDUCED BY THE GRANTOR, AND SUBSTITUTION OF ADEQUATE NATURAL OR STRUCTURAL LATERAL SUPPORT FOR THE STRUCTURES OF

RIGHTS AND OBLIGATIONS OF THE ILLINOIS CENTRAL RAILROAD COMPANY AND OF THOSE CLAIMING UNDER IT TO CONDUCT RAILROAD OPERATIONS, AND PROVISIONS RELATING TO THE MAINTENANCE OF RAILROAD TRACKS AND STRUCTURES AND OPERATION OF TRAINS AND LOCATION OF RAILROAD TRACKS, AS CONTAINED IN THE DEED FROM THE ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO KNOWN AS TRUST NUMBER 17460, DATED MAY 1, 1962 RECORDED MAY 7, 1962 AS DOCUMENT 18467558, AND CONTAINED IN DEED FROM THE ILLINOIS CENTRAL RAILROAD COMPANY TO INTERSTATE INVESTMENTS, INC., DATED MAY 1, 1962 RECORDED MAY 7, 1962 AS DOCUMENT 18467559, AND INCORPORATED BY REFERENCE IN SUPPLEMENTAL DEED RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341545 AND SUPPLEMENTAL VIADUCT DEED RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341547.

TERMS, PROVISIONS AND EASEMENTS FOR THE CONSTRUCTION, USE AND MAINTENANCE OF THE FOLLOWING DESCRIBED SET BACK, TOGETHER WITH PIERS OR SUPPORTS FOR SAID STRUCTURE, AND RIGHTS OF THE PUBLIC, THE CITY OF CHICAGO AND ADJOINING OWNERS THEREIN, CONTAINED IN ORDINANCE OF THE CITY OF CHICAGO PASSED OCTOBER 24, 1929 A COPY OF WHICH WAS RECORDED MAY 9, 1931 AS DOCUMENT 10898857; A TRIANGULAR AREA ABOVE A HORIZONTAL PLANE OF 40.5 FEET ABOVE CHICAGO CITY DATUM BETWEEN THE EAST LINE OF FIELD BOULEVARD VIADUCT, THE NORTH LINE OF THE ADDITIONAL NEW EAST RANDOLPH STREET VIADUCT AND A STRAIGHT LINE DRAWN FROM A POINT IN THE EAST LINE OF THE FIELD BOULEVARD VIADUCT 20 FEET, MEASURED ALONG SAID LINE NORTH FROM ITS INTERSECTION WITH THE NORTH LINE OF THE ADDITIONAL NEW EAST RANDOLPH STREET VIADUCT TO A POINT IN THE NORTH LINE OF THE ADDITIONAL NEW EAST RANDOLPH STREET VIADUCT, 20 FEET MEASURED ALONG SAID LINE FROM ITS INTERSECTION WITH THE EAST LINE OF THE FIELD BOULEVARD VIADUCT.

Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the declaration of condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the declaration of condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the condominium property act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1989 and subsequent years; installments due after the date of closing of assessments established pursuant to the declaration of condominium; and any acts performed by or on behalf of grantees.

Also

PERMITTED EXCEPTIONS

EXHIBIT A

89410605

EASEMENT FOR THE USE, JOINTLY WITH OTHERS, FOR SANITARY AND STORM SEWERS, WATER MAINS, ELECTRIC POWER LINES AND TELEPHONE LINES, AS CREATED IN DEED DATED MAY 1, 1962 RECORDED MAY 7, 1962 AS DOCUMENT 18467559 OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

PROVISIONS CONTAINED IN ARTICLE X OF THE DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, KNOWN AS TRUST NUMBER 17460 DATED MAY 1, 1962 AND RECORDED MAY 7, 1962 AS DOCUMENT 18467558, AND INCORPORATED BY REFERENCE IN SUPPLEMENTAL DEED RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341545, RELATING TO CONSTRUCTION AND MAINTENANCE OF

CONDUITS, ETC TO THE UNDERSIDE OF SUCH SLAB. GRANTEE SHALL HAVE THE RIGHT TO ATTACH CABLES, WIRES, PIPES, APPROXIMATELY ELEVATION 67, CHICAGO CITY DATA, AND THAT THE SLABS BY GRANTEE TO COVER THE AIR RIGHT PROPERTY AREA AT DOCUMENT 19341545, RELATING TO CONSTRUCTION OF A CONCRETE SLAB OR REFERENCE IN SUPPLEMENTAL DEED RECORDED DECEMBER 23, 1964 AS RECORDED MAY 7, 1962 AS DOCUMENT 18467558, AND INCORPORATED BY COMPANY OF CHICAGO KNOWN AS TRUST NUMBER 17460 DATED MAY 1, 1962 CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST PROVISIONS CONTAINED IN ARTICLE XI OF THE DEED FROM ILLINOIS

RAILROAD BUSINESS. SUPPORTS, OR BY GRANTEE (OR ITS LESSEES) FOR OPERATION OF ITS CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE OF THE IMPROVEMENT OR RIGHT PLANE WHICH MAY BE REQUIRED BY THE GRANTEE FOR THE ADDITIONS THEREON, WITHIN THE SPACE VERTICALLY BELOW THE AIR SUPPORT OR EASEMENT OR OF ANY UTILITY AREA, OR 19341545, RELATING TO CHANGES IN THE LOCATION OF SIZE OF ANY SUPPLEMENTAL DEED RECORDED DECEMBER 23, 1964 AS DOCUMENT MAY 7, 1962 AS DOCUMENT 18467558 AND INCORPORATED BY REFERENCE IN COMPANY AS TRUST NUMBER 17460, DATED MAY 1, 1962 RECORDED IN CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST PROVISIONS CONTAINED IN ARTICLE XI OF THE DEED FROM ILLINOIS

SHALL BE INCREASED AS DETERMINED BY GRANTEE. ANY TRACK, BUT IN CASES WHERE TRACKS ARE CURVED THIS CLEARANCE HORIZONTAL CLEARANCE OF 7 FEET 6 INCHES FROM THE CENTER LINE OF THE BASE OF RAIL OF ADJACENT TRACKS SHALL PROVIDE A MINIMUM STRUCTURES ERECTED BY GRANTEE BELOW THE AIR RIGHT PLANE AND ABOVE MECHANICAL INJURY TO UTILITY FACILITIES AND PROVIDING THAT ALL FOR THE IMPROVEMENT, AND RELATING TO PROTECTION AGAINST WATERPROOFING, PIPES, GUTTERS AND DOWNSPOUTS TO PROVIDE DRAINAGE PREVENTION PRACTICES, AND PROVIDING FOR INSTALLATION OF NECESSARY ENGINEERING, MAINTENANCE, SANITARY AND FIRE AND ACCIDENT AIR RIGHT PROPERTY AND THE EASEMENT PROPERTY ACCORDING TO GOOD ANY IMPROVEMENTS AND UTILITIES AND EQUIPMENT LOCATED WITHIN THE DOCUMENT 19341545, RELATING TO CONSTRUCTION AND MAINTENANCE OF REFERENCE IN SUPPLEMENTAL DEED RECORDED DECEMBER 23, 1964 AS AND RECORDED MAY 7, 1962 AS DOCUMENT 18467558 AND INCORPORATED BY COMPANY OF CHICAGO, KNOWN AS TRUST NUMBER 17460 DATED MAY 1, 1962 CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COVENANTS CONTAINED IN ARTICLE X OF THE DEED FROM ILLINOIS

59410605

BEGINNING AT THE SOUTH EAST CORNER OF PARCEL 'A', AS SHOWN IN PLAT OF LAKE FRONT PLAZA, THENCE NORTH ALONG EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 16 FEET; THENCE WEST AT RIGHT ANGLES 35 FEET 8 INCHES, THENCE NORTH AT RIGHT ANGLES 116 FEET, THENCE WEST AT RIGHT ANGLES 8 FEET, THENCE SOUTH AT RIGHT ANGLES 116 FEET, THENCE WEST AT RIGHT ANGLES 8 FEET, THENCE SOUTH AT RIGHT ANGLES 116 FEET, THENCE WEST AT RIGHT ANGLES 96 FEET 4 INCHES, THENCE NORTH AT RIGHT ANGLES 85 FEET, THENCE WEST AT RIGHT ANGLES 6 FEET, THENCE SOUTH WEST AT RIGHT ANGLES 90 FEET 8 INCHES, THENCE NORTH AT RIGHT ANGLES 85 FEET, THENCE WEST AT RIGHT ANGLES 6 FEET, THENCE WEST AT RIGHT ANGLES 6 FEET, THENCE SOUTH AT RIGHT ANGLES 85 FEET, THENCE WEST AT RIGHT ANGLES 43 FEET 8 INCHES TO THE EAST LINE OF PARCEL 'E', AS SHOWN ON SAID PLAT, THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 111 FEET, THENCE WEST AT RIGHT ANGLES 20 FEET, THENCE SOUTH AT RIGHT FEET, THENCE WEST AT RIGHT ANGLES 95 FEET, THENCE SOUTH AT RIGHT ANGLES 10 FEET, THENCE EAST AT RIGHT ANGLES 95 FEET, THENCE SOUTH AT RIGHT ANGLES 53 FEET, THENCE EAST AT RIGHT ANGLES 20 FEET TO THE EAST LINE OF SAID PARCEL 'E', THENCE NORTH ALONG SAID EAST LINE 55 FEET TO THE NORTH LINE OF PARCEL 'B', AS SHOWN ON SAID PLAT, THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 363 FEET 4 INCHES TO THE POINT OF BEGINNING.

TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AN ORDINANCE OF THE CITY OF CHICAGO PASSED BY THE CITY COUNCIL SEPTEMBER 11, 1969 RECORDED APRIL 10, 1970 AS DOCUMENT 21132412. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 24, 1973 AS DOCUMENT 22453315, AND AS AMENDED FROM TIME TO TIME (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

Property of Cook County Clerk's Office

509910605