

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS 90031255

WARRANTY DEED

90031255

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL, JOINT TENANCY

THE GRANTOR, VMS/MCL DEARBORN PARK II VENTURE, AN ILLINOIS JOINT VENTURE

partnership created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, for and in consideration of the sum of TEN (\$10.00) and 00/100 -----DOLLARS, in hand paid, and pursuant to authority given by the General Partners of partnership, CONVEYS AND WARRANTS TO

ROBERT A. VITALE^{JR} AND FAITH A VITALE
40 EAST DELAWARE PLACE, CHICAGO, ILLINOIS 60605

(NAME AND ADDRESS OF GRANTEES)

15⁰⁰

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:

SEE LEGAL DESCRIPTION AND EXCEPTIONS TO WARRANTY ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s) 17-21-210-026, 028, 032 & 082
Address (es) of Real Estate: 1429 S. CLARK STREET, CHICAGO, ILLINOIS 60605

COOK
CD. NO. 018

In Witness Whereof, said Grantor has caused for its General Partner, DEARBORN CORPORATION, a Illinois corporation to hereto affix its seal, and has caused it signed to these presents by DANIEL E. MCLEAN, its President and attested by its Mark Newton, its Secretary,

Venture

VMS/ MCL DEARBORN PARK II, AN ILLINOIS JOINT VENTURE

(Name of Partnership)

IMPRESS

By: DEARBORN PRAIRIE HOMES CORPORATION, its General Partner

By: Daniel E. McLean
Daniel E. McLean, President

Attest: Mark Newton
Mark Newton, Secretary

605074
PRAIRIE HOMES
DEPT. OF REVENUE
JAN 1990
REVENUE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
1194.00

CORPORATE SEAL
HERE

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 Daniel E. McLean personally known to me to be the President of DEARBORN PRAIRIE HOMES CORPORATION,

and Mark Newton personally known to me to be the 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 in person and severally acknowledged that as the 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.

90031255
REAL ESTATE TRANSACTION TAX
COOK County
REVENUE
STAMP
JAN 1990
NO. 11427
97.00

OFFICIAL SEAL
Tomiscene K. Franklin
Notary Public, State of Illinois
My Commission Expires 10/11/90

Given under my hand and official seal, this 12th day of January, 1990

Tomiscene K. Franklin
Notary Public

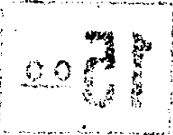
My Commission Expires October 11, 1990

This Instrument was prepared by D'Ancona & Pflaum, Mr. David Grossberg, 30 N. LaSalle St., Chgo, IL
BOX 333-GG

Mail to: MUCH, SHELST, FREED ETAL
200 N. LA SALLE, SUITE 2100
CHICAGO, ILLINOIS 60601-1095
ATTN: MARK S. LITNER

Send subsequent Tax Bill To:
ROBERT AND FAITH A. VITALE
1429 S. CLARK STREET, CHICAGO, IL. 60605

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★ ★ ★ ★ ★
045920
★ ★ ★ ★ ★
CITY OF CHICAGO ★ ★
REAL ESTATE TRANSACTION TAX ★ ★
DEPT. OF REVENUE JAN 19'90 727.50 ★ ★
PB. 11195

045921
★ ★ ★ ★ ★
CITY OF CHICAGO ★ ★
REAL ESTATE TRANSACTION TAX ★ ★
DEPT. OF REVENUE JAN 19'90 727.50 ★ ★
PB. 11195

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JAN 19 1990
CLERK'S OFFICE

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PARCEL 1: THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 442.25 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00' 00" EAST PERPENDICULAR THERETO FOR A DISTANCE 55.67 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST 14.14 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 43.24 FEET; THENCE SOUTH 54 DEGREES 02' 19" EAST 24.71 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 32.0 FEET; THENCE SOUTH 45 DEGREES 00' 00" WEST 32.88 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 62.42 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 319.24 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00' 00" EAST ALONG SAID WEST LINE 123.01 FEET TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT 98.82 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 46' 10" EAST 65.67 FEET TO THE EAST LINE OF SAID TRACT), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS & EGRESS AND PUBLIC UTILITIES INCLUDING SEWER, WATER, GAS & DRAINAGE: THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2 BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00' 00" EAST PERPENDICULAR THERETO FOR A DISTANCE OF 189.83 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES 08' 18" EAST ALONG SAID EAST LINE 14.50 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 57.20 FEET; THENCE NORTH 45 DEGREES 00' 00" WEST 7.07 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST 124.97 FEET; THENCE NORTH 34 DEGREES 37' 01" WEST 28.16 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST 39.31 FEET; THENCE NORTH 45 DEGREES 00' 00" EAST 20.68 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST 64.08 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 00 DEGREES 08' 18" EAST 27.76 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 63.51 FEET; THENCE NORTH 45 DEGREES 00' 00" WEST 21.57 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST 37.22 FEET; THENCE NORTH 33 DEGREES 10' 17" EAST 25.59 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST 37.12 FEET; THENCE NORTH 45 DEGREES 00' 00" EAST 14.14 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST 55.06 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 00 DEGREES 08' 18" EAST ALONG SAID EAST LINE 14.0 FEET TO A LINE DRAWN PERPENDICULAR TO THE WEST LINE THEREOF THROUGH A POINT THEREIN 456.25 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00' 00" WEST ALONG SAID PERPENDICULAR LINE 190.76 FEET TO SAID POINT ON THE WEST LINE THEREOF 456.25 FEET NORTH OF THE SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 00' 00" WEST ALONG SAID WEST LINE 14.0 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST 55.67 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST 14.14 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 43.24 FEET; THENCE SOUTH 54 DEGREES 02' 19" EAST 24.71 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 32.0 FEET; THENCE SOUTH 45 DEGREES 00' 00" WEST 32.88 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 62.42 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 319.24 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00' 00" WEST ALONG SAID WEST LINE 24.0 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST 62.43 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST 32.87 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 32.56 FEET; THENCE SOUTH 45 DEGREES 13' 03" WEST 30.99 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 126.44 FEET; THENCE SOUTH 45 DEGREES 00' 00" WEST 7.07 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 58.67 FEET TO A POINT A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 86.16 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00' 00" WEST ALONG SAID WEST LINE 14.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES;

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DEARBORN PARK II ROWHOUSE OWNER'S ASSOCIATION; (THE "DECLARATION");

UTILITY EASEMENTS OF RECORD;

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2011/11/11