

# UNOFFICIAL COPY

WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL, JOINT TENANCY

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

a 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

JOSEPH W. EBSTER AND THERESA EBSTER  
10633 S. EBERHARDT, CHICAGO, ILLINOIS 60628

(NAME 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:

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

Permanent Real Estate Tax Number (s) 17-21-210-026, 028, 032, 082  
Address (es) of Real Estate 1430 S. FEDERAL, CHICAGO, ILLINOIS 60605

In Witness Whereof, said Grantor has caused its General Partner, DEARBORN PRAIRIE HOMES CORPORATION, an Illinois corporation to hereto affix its seal, and has caused its name to be signed to these presents by DANIEL E. MCLEAN, its President and attested by its Mark Newton, its Secretary, this 26th Day of March, 1990.

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

(Name of Partnership)

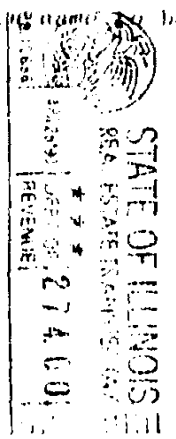
IMPRESS

By: DEARBORN PRAIRIE HOMES CORPORATION, its General Partner

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

CORPORATE SEAL  
HERE

Attest: *Mark Newton*  
Mark Newton, Secretary



State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, do 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 \_\_\_\_\_ 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.

Given under my hand and official seal, this 26th day of March, 1990

*David Grossberg*  
Notary Public

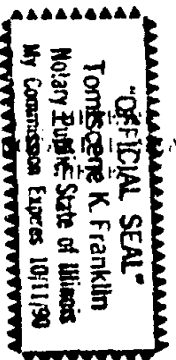
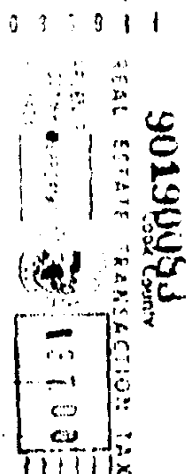
My Commission Expires *October 11, 1992*

This instrument was prepared by D'Aucona & Pflaum, Mr. David Grossberg, 30 R. LaSalle St., Chicago, Ill.

Mail To: Joseph W. Ebster  
1430 S. Federal - C-39  
Chicago, IL 60605

Send subsequent Tax Bill To:  
Joseph W. Ebster  
1430 S. Federal - C-39  
Chicago, IL 60605

Box 133



84709128  
1990

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Property of Cook County Clerk's Office

★ 041853  
★ CITY OF CHICAGO ★★  
★ REAL ESTATE TRANSACTION TAX ★★  
★ DEPT. OF REVENUE APR 26 '90 685.00 ★★  
★ PB 11193

★ CITY OF CHICAGO ★★  
★ REAL ESTATE TRANSACTION TAX ★★  
★ DEPT. OF REVENUE APR 26 '90 685.00 ★★  
★ PB 11193

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★ PB 11193

COOK COUNTY, ILLINOIS  
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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: COMMENCING 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 TO THE POINT OF BEGINNING; 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 SOUTH 00 DEGREES 08' 18" WEST ALONG SAID EAST LINE 121.01 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 EAST LINE OF SAID TRACT 91.64 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 51' 42" WEST 64.99 FEET TO THE WEST 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 THEREON 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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