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WARRANT DEED Statutory (ILLINOIS) (Corporation to Individual)

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THE GRANTOR

Dubin & Associates, Inc.

92588021

a corporation 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 and NO/100 (\$10.00) DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Sandra A. Klochan, a single person, 1816 N. Halsted, Chicago, IL 60614

(The Above Space For Recorder's Use Only)

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

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

13-67-364 DB

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 131.25

1992 JUL 1 1992 92588021

Permanent Real Estate Index Number(s): 17-06-210-028

Address(es) of Real Estate: 1750 W. Julian St., Unit No. 3, Chicago, IL 60622

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be subscribed to these presents by its President, and attested by its Secretary, this 30 day of JULY, 1992

IMPRESS CORPORATE SEAL HERE

Dubin & Associates, Inc. David J. Dubin

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 900.00

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 David J. Dubin is personally known to me to be the President of the Dubin & Associates, Inc.

OFFICIAL SEAL ERIC B WOLF NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES APR 8 1996

IMPRESS NOTARIAL SEAL HERE

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 such 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, at 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 30th day of July, 1992 Commission expires 4-8-96

This instrument was prepared by Bradley D. Kaplan, Esq., One East Wacker Drive, Suite 1200, Chicago, Illinois 60601

MAIL TO Mr. Ronald P. Imback, Esq. 10525 Torrance Ave. Langford, IL 60058

SEND SUBSEQUENT FAX BILLS TO Sandra A. Klochan 1750 W. Julian, Unit No. 3 Chicago, IL 60622

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 137.50

COOK COUNTY REAL ESTATE TRANSACTION TAX 68.75

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 900.00

BOX 333

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EXHIBIT "A"

LEGAL DESCRIPTION

Unit No. 3 in The 1750 West Julian Condominium as delineated on Plat of Survey of the following described parcel of real estate:

LOTS 32 AND 33 IN BLOCK 6 IN McREYNOLDS SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit D to the Declaration of Condominium made by Grantor and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 9258021 on 7-16-92, 1992, together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, its successors and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein, and

ALSO SUBJECT TO:

1. Real estate taxes not yet due or payable, and special taxes and other assessments or installments thereof not yet due and payable;
2. Zoning and building laws or ordinances;
3. All rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration;
4. Grant of Perpetual Easement, dated October 15, 1991 and recorded October 21, 1991, with the Office of the Recorder of Deeds of Cook County, Illinois, as document number 91549318; and
5. Provisions of the State of Illinois Condominium Property Act.

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2011-2012