

206866

WARRANTY DEED
State of ILLINOIS
(Conveyance to Individual)

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THE GRANTOR PAULINA LOFTS ASSOCIATES, an Illinois General Partnership

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 ONE HUNDRED SEVENTY THOUSAND THREE HUNDRED & NO/100THS (\$170,300.00) - - - DOLLARS,

and pursuant to authority given by the Board of GENERAL PARTNERS of said corporation, CONVEYS and WARRANTS to PARTNERSHIP ROGER FONG 1795 VERMONT DRIVE, EIK GROVE, ILLINOIS 60007

(NAME AND ADDRESS OF GRANTEE)

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

(LEGAL DESCRIPTION ATTACHED)

DEPT-01 RECORDING
92614092
\$9410
COOK COUNTY RECORDER

92614092
92614092

(The Above Space For Recorder's Use Only)

CITY OF CHICAGO
CITY OF CHICAGO
REVENUE AUG-80
REVENUE AUG-80

14-41-422-002 Vol. 534

Permanent Real Estate Index Number(s): 14-31-422-003 Vol. 534

Address(es) of Real Estate: 1737 NORTH PAULINA STREET UNIT D-16 & PARKING SPACE #4

In Witness Whereof, said Grantor has caused its corporate seal or hereto affixed, and has caused its name to be signed in these presents by its 92 President, and attested by its 14th Secretary, this AUGUST 19 92 day of AUGUST, 19 92.

IMPRESS CORPORATE SEAL HERE BY PAULINA LOFTS ASSOCIATES, an Illinois General Partnership, an Illinois Corporation BY THOMAS SNIETZER PRESIDENT ATTEST: SHARON SULLIVAN SECRETARY

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 THOMAS SNIETZER personally known to me to be the President of the PAULINA LOFTS, INC., an Illinois Corporation General Partner of PAULINA LOFTS ASSOCIATES corporation, and SHARON SULLIVAN 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, 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.

"OFFICIAL SEAL" IMPRESS MARY C. HARKINS Notary Public, State of Illinois My commission Expires 8-1-93

Given under my hand and official seal, this 14th day of AUGUST 19 92.

Commission expires AUGUST 1 1993. MARY C. HARKINS NOTARY PUBLIC

This instrument was prepared by IDARIUS, DRANIAS, & ASSOC. 77 W. WASHINGTON #920 CHICAGO, IL 60602

MAIL TO: John Spoor (Name) 6453 N. Glenwood (Address) Chicago, IL 60626 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Roger Fong (Name) 1737 North Paulina Unit#D-16 (Address) Chicago, Illinois 60622 (City, State and Zip)

RECORDER'S OFFICE BOX NO. 430

92614092
OFFIX RIDERS OR REVENUE STAMPS

Handwritten signature

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WARRANTY DEED
Corporation to Individual

PAULINA LOFTS ASSOCIATES,

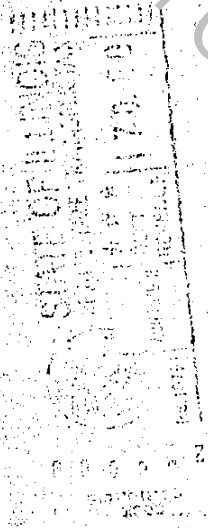
an Illinois General Partnership

TO

ROGER PONG

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office



Cook County
REAL ESTATE TRANSACTION TAX
\$85.25



OFFICIAL SEAL
MARY OF ILLINOIS
Secretary of State

260473092

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EXHIBIT A

LEGAL DESCRIPTION

***UNIT D-16 IN PAULINA PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:
LOTS 26, 27, 28, 29, AND 30 IN DILLARD'S RESUBDIVISION OF LOTS 70 TO 87 INCLUSIVE AND LOTS 99 TO 116 INCLUSIVE IN J. G. KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON JULY 30, 1992 AS DOCUMENT 92562861, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AND TOGETHER WITH A RIGHT AND BENEFIT APPURTENANT TO THE OWNERSHIP OF SAID UNIT TO THE PERPETUAL AND EXCLUSIVE USE OF LIMITED COMMON ELEMENTS PARKING SPACE P-4 AND ROOF DECK D-1 AS SET FORTH IN SAID DECLARATION.***

This Deed is subject to: (i) general real estate taxes not yet due and payable; (ii) applicable zoning and building laws, building and building line restrictions, and ordinances; (iii) acts done or suffered by purchaser or anyone claiming by, through or under Purchaser; (iv) covenants, conditions, restrictions, easements, permits and agreements of record, including, but not limited to, the covenants and restrictions contained in Document No. 92562861 recorded July 30, 1992 and any violations thereof, (v) party wall rights and agreements, if any; (vi) private, public and utility easements, if any, whether recorded or unrecorded; (vii) the Declaration as amended from time to time; (viii) limitations and conditions imposed by the Illinois Condominium Act; (ix) installments due after Closing for assessments levied pursuant to the Declaration; and (x) unconfirmed special taxes or assessments.

Grantor also hereby grants to Grantee, their successors and assigns, as 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 of Condominium 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.

92614092

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