

WARRANTY DEED
Statutory (Illinois)
(Corporation to individual)

UNOFFICIAL COPY

807002

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 PAULINA LOFTS ASSOCIATES, an Illinois General Partnership

has been 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/100THS (\$10.00) - - - - - DOLLARS,

in hand paid, and pursuant to authority given by the Board of GENERAL PARTNERS of said partnership, CONVEYS and WARRANTS to PARTNERSHIP Melvin M. Miller, Marlene Miller, his

wife and Stuart Miller 1737 N. Paulina Unit B-1 Chicago, Ill. 60622

the following described Real Estate situated in the County of COOK in the State of Illinois to wit: not as tenants in common, but as JOINT TENANTS:

(LEGAL DESCRIPTION ATTACHED)

TO HAVE AND TO HOLD SAID PREMISES not as tenants in common, but as JOINT TENANTS, with rights of survivorship, forever.

Permanent Real Estate Index Number(s): 14-31-422-003 Vol. 534; 14-31-427-002 Vol. 534

Address(es) of Real Estate: 1737 NORTH PAULINA STREET UNIT # B-1

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 17th day of NOVEMBER, 1992.

PAULINA LOFTS ASSOCIATES, an Illinois General Partnership, by Paulina Loftis, INC. an Illinois Corporation
CORPORATE SEAL BY THOMAS SNITZER PRESIDENT
HERE ATTEST: Sharon Sullivan 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 SNITZER 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"
MARY CRIN FORKINS
Notary Public, State of Illinois
My commission Expires 8-1-93

Given under my hand and official seal, this 17th day of NOVEMBER, 1992

Commission expires AUGUST 1, 1993
NOTARY PUBLIC

This instrument was prepared by IDARIUS, DRANIAS & ASSOCIATES, 77 W. WASHINGTON ST. #920 CHICAGO, IL. 60602-2850

MAIL TO: { Stuart Miller (Name)
1737 North Paulina, Unit 101 (Address)
Chicago Illinois 60622 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Stuart Miller
1737 NORTH PAULINA ST. UNIT 101
CHICAGO, ILLINOIS 60622
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 430

AFIX "RIDERS" OR REVENUE STAMPS HERE

92879507

23.00

UNOFFICIAL COPY

CLERK OF RECORD
Cook County
1160.00

Cook County
REAL ESTATE TRANSACTIONS TAX

Property of Cook County Clerk's Office

92879507

UNOFFICIAL COPY

92579507

EXHIBIT A

LEGAL DESCRIPTION

***UNIT B-1 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 ELEMENT PARKING SPACE P-12 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.

92579507