

WARRANTY DEED
SINGLE TO (ILLINOIS)
(Corporation to Individual)

UNOFFICIAL COPY

92001543

CAUTION: Consult a lawyer before using or filing 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

AUSTRALASIAN PROPERTIES, INC.

a corporation created and existing under and by virtue of the laws of the State of Nevada 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, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Dora E. Maya
2616 N. Mulligan
Chicago, Illinois

(NAME AND ADDRESS OF GRANTEE)

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

Cook

DEPT-01 RECORDING \$14.00
T44666 TRAN 8426 01/02/92 13:56:00
#0616 : H * - 92 - 001543
COOK COUNTY RECORDER

See Legal Description attached hereto and made a part hereof.

Subject To: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not completed as of October 7, 1991; unconfirmed special taxes or assessments; general taxes for the year 1991 and subsequent years; installments due after December 19, 1991 of assessments established pursuant to the Declaration of Condominium.

Permanent Real Estate Index Number(s): 14-17-110-008

Address(es) of Real Estate: Unit 2N and G-3, 4621-23 N. Malden, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 16th day of December, 1991.

Australasian Properties, Inc.

(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

BY
ATTEST

Ronald S. Jamieson

PRESIDENT

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 Ronald S. Jamieson personally known to me to be the President of the Australasian Properties, Inc.

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, 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 16th day of December 1991

Commission expires
This instrument was recorded by the State of Illinois
Notary Public, State of Illinois
Marthy Borg
My Commission Expires May 2, 1992
D'Ancona & Pfum, 30 N. LaSalle Street, Suite 2900,
Chicago, IL 60602

John GRANADO, Atty
3106 N. Cicero
Chicago, Ill.
60641

SEND SUBSEQUENT TAX BILLS TO
Dora Maya
Unit 2N
4621-23 N. Malden
Chicago, Illinois

Box 395

91-331783 Predeceased land

ATTN: RIDERS OR REVENUE STAMPS HERE

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WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 2N AND G-3 IN 4621-23 NORTH MALDEN CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 125 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE SAID NORTH WEST 1/4 SECTION, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. TOGETHER WITH A PERCENTAGE INTEREST IN THE LIMITED COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 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.

THERE IS NO TENANT RIGHT OF FIRST REFUSAL TO PURCHASE THE SUBJECT UNIT UNDER THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

COOK County Clerk's Office
92091543