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WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

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THE GRANTOR MARSHFIELD LOFTS ASSOCIATES,
an Illinois General Partnership

93983088

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/100THS (\$10.00) - - -

DEPT-01 RECORDING \$25.00
T#0011 TRAN 8468 12/02/93 10:47:00
#9858 # *-93-983088
COOK COUNTY RECORDER

93983088

(The Above Space For Recorder's Use Only)

and pursuant to authority given by the Board of General Partner
of said corporation, CONVEYS and WARRANTS to MICHAEL MANDREA
and ALISSA MANDREA, 2828 N. Burling #208
as Tenants by the Entirety Chicago, Illinois 60657

(NAME AND ADDRESS OF GRANTEE)

C O O K

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

(LEGAL DESCRIPTION ATTACHED)

TO HAVE AND TO HOLD said real estate not as tenants in common nor as joint
tenants, BUT AS TENANTS BY THE ENTIRETY, forever.

14-31-422-018 Vol. 534 93983088
14-31-422-019 Vol. 534

Permanent Real Estate Index Number(s):

Address(es) of Real Estate: 1734-40 NORTH MARSHFIELD AVENUE, UNIT # A 12

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 29th
day of OCTOBER, 19 93

IMPRESS
CORPORATE SEAL
HERE

MARSHFIELD LOFTS ASSOCIATES, an Illinois General
PARTNERSHIP, by (NAME OF CORPORATION) MARSHFIELD LOFTS, INC.
By an Illinois corporation,

THOMAS SNITZER PRESIDENT

ATTEST:

SHARON SULLIVAN SECRETARY

State of Illinois, County of C O O K 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 MARSHFIELD LOFTS, INC., an Illinois corporation,

GENERAL PARTNER OF MARSHFIELD 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 instru-

OFFICIAL SEAL
MARTY C. HOPKINS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-1-97

ment 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 29th day of OCTOBER 19 93

Commission expires AUGUST 1 19 97

Marty C. Hopkins
NOTARY PUBLIC

This instrument was prepared by KEITH HARRINGTON

(NAME AND ADDRESS)
77 W. Washington St., Suite 920, Chicago, I.L. 60602-2850

MAIL TO:

BRANTON S. G. NO. 851111
2906 W. PETERSON
CHICAGO, ILL. 60657-9

SEND SUBSEQUENT TAX BILLS TO: MICHAEL MANDREA
1734-40 NORTH MARSHFIELD AVENUE, UNIT A-12
CHICAGO, ILLINOIS 60622
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. 430

2500

AFFIX "RIDERS" OR REVENUE STAMPS HERE

UNOFFICIAL COPY

OFFICE OF THE CLERK OF COOK COUNTY
PROPERTY TAX DEPARTMENT
727 N. LAKE ST.
CHICAGO, ILL. 60611

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PROPERTY TAX DEPARTMENT
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CHICAGO, ILL. 60611

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 19 1993
REVENUE DEPT. 194 09

011171
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 1 '93
P.A. 91425
97.00

88019636

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

***UNIT A-12 IN MARSHFIELD LOFTS CONDOMINIUM⁶ AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 TO 6 BOTH INCLUSIVE AND THE NORTH 12 3/4 INCHES OF LOT 7, ALL IN DILLARD'S RESUBDIVISION OF LOTS 70 TO 87 BOTH INCLUSIVE, AND LOTS 99 TO 116 BOTH INCLUSIVE IN J.G. KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST 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 "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON 11-9, 1993 AS DOCUMENT 93912837, 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#-10A 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. 93912837 recorded 11-9-93 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.

93982088

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.