

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation or Individual)

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20749

THE GRANTOR MARSHFIELD LOFTS ASSOCIATES,
an Illinois General Partnership

DEPT OF RECORDING

127.00

15555 TRAN 6702 12/03/93 14:21:00

8208 * 93-99 1167
COOK COUNTY RECORDER

93991167

(The Above Space For Recorder's Use Only)

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/100THS (\$10.00) - - -
----- DOLLARS,
----- in hand paid,

and pursuant to authority given by the Board of ----- of said corporation, CONVEYS and WARRANTS to CHRISTINE COFFMAN, TWO NORTH LA SALLE ST. SUITE 780, CHICAGO, ILLINOIS 60602

(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)

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

Permanent Real Estate Index Number(s):

Address(es) of Real Estate: 1734-40 NORTH MARSHFIELD AVENUE, UNIT # C-7

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 30th day of NOVEMBER, 1993.

IMPRESS
CORPORATE SEAL
HERE

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

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

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 30th day of NOVEMBER 19 93

Commission expires AUGUST 1 1997
NOTARY PUBLIC

This instrument was prepared by KEITH HARRINGTON
77 W. Washington St., Suite 920, Chicago, IL 60602-2850
(NAME AND ADDRESS)

MAIL TO:

Daniel R. Dystin (Name)
450 - State Street, Suite 502 (Address)
Northbrook, IL 60062 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
1734-40 NORTH MARSHFIELD AVENUE, UNIT C-7
CHICAGO, ILLINOIS 60622
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 430

AFFIX "RIDERS" OR REVENUE STAMPS HERE

93991167

234

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011393

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP DEC3 '93
No. 11425



90.50

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
No. 11425

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

***UNIT C-7 IN MARSHFIELD LOFTS CONDOMINIUMS 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 21, 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 NOVEMBER 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 P-2 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 November 9, 1993 (v) private reciprocal easements for ingress and egress over vacated alleys on west and north sides of premises; (vi) 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.

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