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CHICAGO-MCL WEXNER/GREENBERG: # 3

2500
COOK CO. NO. 018
036389

WARRANTY DEED
STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

THE GRANTOR, DEARBORN PRAIRIE HOMES CORPORATION

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 (\$10.00) and 60/100 DOLLARS and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of the corporation, CONVEYS AND WARRANTS

Susan J. Gorecki
2 E. Oak
Chicago, IL 60611

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

SEE LEGAL DESCRIPTION AND EXCEPTIONS TO WARRANTY ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-21-211-002
Address of Real Estate: 1375 A S. Federal Street, Chicago, Illinois

In Witness Whereof, said Grantor has herein affixed its seal, and has caused its name to be signed to these presents by Daniel E. McLean, its President and attested by Marilyn Walsh, its Secretary, this 23rd day of November, 1992.

DEARBORN PRAIRIE HOMES CORPORATION

By: Daniel E. McLean
Daniel E. McLean, President

Attest: Marilyn Walsh
Marilyn Walsh, Secretary

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN 693
80.50

COOK County
REAL ESTATE TRANSACTION TAX
JAN 693
90.25

IMPRESS CORPORATE SEAL
HERE *
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
930.00

I, the undersigned, a Notary Public, in and for the County and State of Illinois, County of COOK, do HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of DEARBORN PRAIRIE HOMES CORPORATION, and Marilyn Walsh 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 the 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 of said corporation, for the uses and purposes therein set forth.

* * * *

By: Leo Marie Madeja
Notary Public

IMPRESS NOTARIAL SEAL HERE

"OFFICIAL SEAL"
Leo Marie Madeja
Notary Public, State of Illinois
My Commission Expires 4/15/93

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
DEC 31 92
354.75

My Commission Expires _____

This instrument was prepared by D'Ancona & Pfau, Douglas W. Kleso, 30 N. LaSalle Street, Suite 2900, Chicago, Illinois 60602

Mail to: A H Bodach
9618 Franklin
Franklin Park IL 60131

Send subsequent Tax Bill To _____

BOX 333

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74-04-325 AD

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PARCEL: 1

Unit Number 1328-A in the Prairie Terrace Homes of Dearborn Park Condominium as delineated on plat of survey of the following described parcel of real estate:

Certain Lots in Dearborn Prairie Townhomes Phase 3, being a resubdivision of part of Block 4 in Dearborn Park Unit 2, being a resubdivision of sundry lots and vacated streets and alleys in part of the Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian;

Which plat of survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 92637112, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County.

PARCEL 2:

Easement for the benefit of Parcel 1 as created by plat of subdivision, recorded December 5, 1991 as Document 91640134 and by Declaration of Easement, recorded March 11, 1992 as Document 92156172 and by Deed from Dearborn Prairie Homes Corporation, a corporation of Illinois, recorded as Document _____, for Ingress and Egress over Lot 59, in Cook County, Illinois.

SUBJECT TO:

- (1) Real estate taxes not yet due and payable;
- (2) Zoning and building laws or ordinances;
- (3) All rights, easements, restrictions, conditions and reservations contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all unit owners of the condominium, of the rights and easements set forth in the Declaration;
- (4) Easements of record, provided that improvements located on the parcel do not encroach thereon;
- (5) Provisions of the Condominium Property Act of Illinois; and
- (6) Such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

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 HEREIN.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

93 JAN -6 AM 10:50

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CERTIFICATION

" I CERTIFY THAT I AM FAMILIAR WITH CHAPTER 13-10 OF THE MUNICIPAL CODE OF CHICAGO ("BUILDING REGISTRATION ORDINANCE") AND THAT THE ABOVE DESCRIBED REAL ESTATE IS NOT IMPROVED WITH A BUILDING FOR WHICH REGISTRATION IS REQUIRED BY THAT ORDINANCE."

SIGNATURE:

Doug A. Hill

CIRCLE: BUYER / SELLER / AGENT

93007378

Cook County Clerk's Office