

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

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CAUTION: Consult a lawyer before using or selling under this form. Neither the State nor the attorney, by doing so, makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

COOK
CO. NO. 016
0 3 8 5 9 0

THE GRANTOR HABERDASHER, INC. APR 22 PM 12:52

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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/100

and other good and valuable consideration DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

JULIE SCHMIDT
1350 North Wells
Chicago, Illinois 60610

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

UNIT #409, INCLUSIVE IN THE 1725 WEST NORTH AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 TO 21 IN BLOCK 2 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4, NORTH OF MILWAUKEE AVENUE OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92815332 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 17-06-203-010

Address(es) of Real Estate: 1725 West North Avenue, Unit 409, Chicago, IL

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 10th day of April, 1993.

HABERDASHER, INC. (NAME OF CORPORATION)
IMPRESS CORPORATE SEAL HERE BY M.C. Thompson PRESIDENT
ATTEST: Mary F. Bacon 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 Mary L. Thompson personally known to me to be the President of the

corporation, and Marilyn F. Bacon 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 17th day of April, 1993

Commission Expires 19 Teresa A. Holbrooks NOTARY PUBLIC

This instrument was prepared by Gerald A. Rinella, 1701 East Woodfield Rd., Schaumburg, IL (NAME AND ADDRESS)

MAIL TO: { Linda M. Pallarino (Name)
Kamensky & Rubinstein (Address)
1350 N. Cicero, Suite 200
Lincolnwood, IL 60064 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO: Julie Schmidt (Name)
1725 West North Ave., Unit 409 (Address)
Chicago, Illinois (City, State and Zip)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
229.50

REAL ESTATE TRANSACTION TAX
114.75

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
900.00

7421375 DBK 486

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
821.25

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WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE®
LEGAL FORMS

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EXHIBIT

Conveyance of unit is subject to:

(a) general real estate taxes not due and payable at the time of closing; (b) private, public and utility easements, provided same do not interfere with purchaser's intended use of the property; (c) covenants, conditions, declarations, deeds, restrictions and building lines of record; (d) terms, conditions, and restrictions contained in the Declaration, including all amendments and exhibits thereto; (e) the Illinois Condominium Property Act, as amended from time to time; (f) applicable zoning and building laws and ordinances, provided the zoning laws and ordinances permit residential usage of the property; (g) easements, provided same do not interfere with purchaser's intended use of the property as a private residence, covenants, conditions, restrictions, ordinances, and building lines of record; (h) easement agreements which may hereafter be executed by Seller, provided such easements do not impair the use of the Property as a single family residence; (i) acts done or suffered by Purchaser or Purchaser's nominee; (j) encroachments as noted on the condominium survey; (k) liens and encumbrances of a definite and ascertainable amount and which Seller will cause to be released prior to or at closing, for which purpose seller may use the purchase price to do so; (l) assessments established pursuant to the 1725 West North Avenue condominium association (the "Association") due after the Closing Date; and (m) other matters against which Chicago Title Insurance Company (hereafter, the "Title Insurer") will waive as an exception to title insurance coverage or over which the Title Insurer will issue an endorsement.

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.

The tenant of the unit has waived or has failed to exercise the right of first refusal.

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Office

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