

WARRANTY DEED

94718983

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING 623.50
T#0003 TRAN 4482 08/12/94 14:34:00
#6822 \$ EB *--94--718983
COOK COUNTY RECORDER

THE GRANTOR, MCL/CENTRAL STATION LIMITED PARTNERSHIP:

an Illinois limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

MARK C. MORGAN AND PHYLLIS M. MORGAN of 10333 S. Rhodes, Chicago, Illinois 60628

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-22-109-024,-030
17-22-109-003, 004

Address of Real Estate: 1501-B S. Indiana Avenue, Chicago, Illinois 60605

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL/CENTRAL STATION, INC., an Illinois corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL/CENTRAL STATION, INC., this 11th day of August, 1994.

MCL/CENTRAL STATION LIMITED PARTNERSHIP,
an Illinois Limited Partnership

By: MCL/Central Station, Inc., its general partner

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

Attest: Marilyn Walsh
Marilyn Walsh, 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 Daniel E. McLean personally known to me to be the President of MCL/CENTRAL STATION, INC., 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 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 11th day of August, 1994.

OFFICIAL SEAL
IMPRESS
NOTARIAL SEAL
HERE

[Signature]

Notary Public

My Commission Expires Sept 1994

This instrument was prepared by Anne B. Cotter, 1337 W. Fullerton, Chicago, Illinois 60614.

Mail to: KEITH E. DAVIS
5401 S. Wentworth
Suite 201
Chicago, IL 60609

Send subsequent Tax Bill To:
Mark C. Morgan, Sr.
1501-B SOUTH INDIANA
Chicago, IL 60605



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LEGAL DESCRIPTION

PARCEL 1:

UNIT C-15 IN THE HARBOR SQUARE AT BURNHAM PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A PORTION OF LOT 1 IN CENTRAL STATION RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 19, 1993 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 93557312, AS AMENDED FROM TIME TO TIME AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 16, 1993 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 93933177; AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED JULY 13, 1994, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 94611645; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 AND 2 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 2, 3 AND 77 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION RECORDED AS DOCUMENT NUMBER 93064815 AND AS FURTHER CREATED BY TRUSTEE'S DEED DATED JANUARY 25, 1993 AS DOCUMENT NUMBER 93107422.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1993 AND SUBSEQUENT YEARS; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND ANY AMENDMENTS THERETO AND A RESERVATION BY THE HARBOR SQUARE AT BURNHAM PLACE CONDOMINIUM ASSOCIATION 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, AND ANY AMENDMENTS THERETO; UTILITY EASEMENTS OF RECORD PROVIDED THE FOREGOING PROPERTY DOES NOT ENCROACH THEREON; AND PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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