

STATUTORY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)

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DEED-01 RECEIVING \$25.00  
1994 SEP 16 09:20/94 13:17:00  
DEED EDW # 94 3:17666  
COOK COUNTY RECORDER

94817666

(The Above Space For Recorder's Use Only)

THE GRANTOR,  
CRAGIN SERVICE DEVELOPMENT CORPORATION

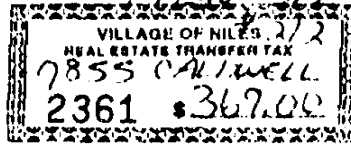
Cragin Service Development Corporation a corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100ths (\$10.00)-----  
other good and valuable considerations DOLLARS,  
in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to BESS NICHOLS, an undivided one half interest and to SAM E. SPEROPOULOS AND GEORGIANN SPEROPOULOS, his wife, an undivided one half interest as tenants in common, 6660 Wood River Road, Niles, Illinois 60714

NAME AND ADDRESS OF GRANTEE

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

See legal description attached hereto



Permanent Real Estate Index Number(s): 10 30 201 015  
Address(es) of Real Estate: 7855 Caldwell Unit #212, Niles, IL 60714

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 Vice President, this 16th day of September, 1994.

Cragin Service Development Corporation  
(NAME OF CORPORATION)

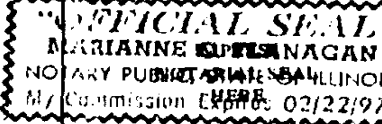
By Jay T. Fitts, President

ATTEST: Fred Lindstrom, Vice President

IMPRESS  
CORPORATE SEAL  
HERE

State of Illinois, County of COOK as I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jay T. Fitts personally known to me to be the President of the

Cragin Service Development Corporation corporation, and Fred Lindstrom personally known to me to be the Vice President 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 Vice President, 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 16th day of September, 19 94

Commission expires Feb 23 1997 Marianne C. Flanagan  
NOTARY PUBLIC

This instrument was prepared by Rock, Fusco, Reynolds and Garvey, 350 N. LaSalle, Suite 900, Chicago, IL 60610  
(NAME AND ADDRESS)

Mr. Joseph Dennenberg  
(Name)  
135 S. LaSalle Street, #3600  
(Address)  
Chicago, Illinois 60603  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
BESS NICHOLS  
(Name)  
(Address)  
(City, State and Zip)

MAIL TO:

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

AFFIX 'RIDERS' OR REVENUE STAMPS HERE

2350 m

LTC 94-03217 2082 LAWYERS TITLE INSURANCE CORPORATION

**UNOFFICIAL COPY**

**WARRANTY DEED**

**Corporation to Individual**

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TO

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**GEORGE E. COLE  
LEGAL FORMS**

Property of Cook County Clerk's Office

94517006

# UNOFFICIAL COPY

## Exhibit "A"

Unit No. 212 in Woodley Park Condominium, as delineated on a survey of the following described real estate: All that part of the North 651.42 feet of the Northeast 1/4 of Section 30, township 41 North, Range 13 East of the Third Principal Meridian, which lies Easterly of the Easterly line of Caldwell Road and Southeasterly of the low water line along the Southeasterly bank of the North Branch of the Chicago River and lying West of a line drawn South at right angles to the North line of said Northeast 1/4 of Section 30, from a point in the North line of said Northeast 1/4 of Section 30, which is 1089.40 feet West of the Northeast corner of said Section 30, Cook County, Illinois, described as follows:

Commencing at the Southeast corner of the above described tract; thence West on a line parallel to and 651.42 feet South of the North line of said Section 30, a distance of 200 feet to its intersection with the Easterly line of Caldwell Avenue; thence in a Northwesterly direction along the Easterly line of Caldwell Avenue, a distance of 300 feet; thence Northeasterly a distance of 67.13 feet to the intersection with a line drawn parallel to and 356.72 feet South (measured at right angles) from the North line of the Northeast 1/4 of said Section 30; thence East along a line parallel to and 356.72 feet South of the North line of the Northeast 1/4 of said Section 30, a distance of 312.97 feet to the East line of the above described tract; thence South along the East line of said tract, a distance of 294.70 feet to the place of beginning,

which survey is attached as Exhibit "C" to the Declaration of Condominium Ownership recorded in the office of the Recorder of Deeds as Document Number 94426719 together with a percentage of the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with the amended Declarations as same are filed of record, all in Cook County, Illinois.

Subject only to: general taxes not yet due or payable; public, private and utility easements; easements, covenants, conditions and restrictions and building lines of record, and set forth in the Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declaration subject to reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declaration; provisions of the Condominium Property Act of Illinois ("Act"); the Declaration of Condominium for the Woodley Park Condominium; the Bylaws, Rules and Regulations of the Woodley Park Condominium Association; acts done or suffered by Buyer; Title exceptions for which the title company will issue insurance to Buyer insuring over or issuing an endorsement over any such title exception.