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94865383

COOK
CO. NO. 016

051095

WARRANTY DEED

The Grantor, 56th & Hyde Park Partnership, an Illinois limited partnership, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to Lorie K. Pelz, individually, 1700 E. 56th Street, Unit 1504, Chicago, Illinois 60637, the following described real estate situated in the County of Cook in the State of Illinois to wit:

See Attached Exhibit A

Grantor also hereby grants to Grantee(s), their successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Condominium Declaration and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration the same as though the provisions of the 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; or the Tenant of the Unit had no right of first refusal; or the Purchaser of the Unit was the Tenant of the Unit prior to the conversion of the building to a condominium.

SUBJECT TO:

1. Real Estate taxes not yet due and payable;
2. The Illinois Condominium Property Act;
3. The Declaration of Condominium Ownership for 1700 E. 56th Street Condominium;
4. Covenants, conditions and restrictions and building lines of record;
5. Easements existing or of record;
6. Acts done or suffered by Grantee(s);
7. Existing leases and tenancies, if any; and
8. Special taxes or assessments or installments thereof, not due and payable.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT-83
PB 1155
448.25

581111

★ ★ ★ hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT-83
5050

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT-83
75

2700
D.P.

94865383

BOX 333-CTI

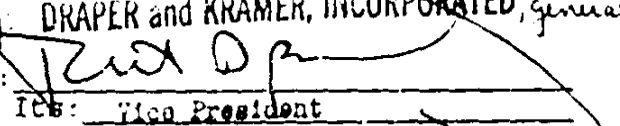
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Permanent Real Estate Index Number(s): 20-13-102-023

Address(es) of Real Estate: Unit 1504
1700 East 56th Street
Chicago, Illinois 60637

Dated this 29th day of September, 1994

56th & HYDE PARK PARTNERSHIP,
an Illinois limited partnership,
By: DRAPER and KRAMER, INCORPORATED, general partner
By: 
Title: Vice President

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COOK COUNTY ILLINOIS

1994 OCT -6 AM 11.24

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Property of Cook County Clerk's Office

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EXHIBIT A

~~P~~
~~PARCEL 1:~~

UNIT ~~1504~~ IN 1700 EAST 56TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 8 (EXCEPT THE NORTH 27 1/2 FEET THEREOF), ALL OF LOTS 9 TO 13, BOTH INCLUSIVE, LOT 14 (EXCEPT NORTH 30 FEET THEREOF) IN BLOCK 2 IN EAST END SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94-779999, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

~~P~~
~~PARCEL 2:~~

~~A NON-EXCLUSIVE GARAGE RIGHT, CONSISTING OF THE RIGHT TO PARK
- () - PASSENGER AUTOMOBILE(S) IN THE GARAGE, WHICH GARAGE IS
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF
CONDOMINIUM, FORESAID RECORDED AS DOCUMENT 94-779999 AND
GRANTED BY DEED RECORDED AS DOCUMENT _____, COOK
COUNTY, ILLINOIS.~~

Cook County Clerk's Office

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