

WARRANTY DEED
BY STATE OF ILLINOIS
(Corporation to Individual)

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THE GRANTOR HABERDASHER, INC.

94944781

666K
CO. 110. 018
2 3 3 0 6 8

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 N. Wells
Chicago, Illinois 60610

(NAME AND ADDRESS OF GRANTEE)

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

PARKING SPACE NUMBER P-15, 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): 17-06-103-010

Address(es) of Real Estate: 1725 West North Avenue, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 7th day of April, 1993.

HABERDASHER, INC.
(NAME OF CORPORATION)

IMPRESS
CORPORATE SEAL
HERE

BY M.C. Thompson PRESIDENT
ATTEST: Marilyn 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.

IMPRESS
NOTARIAL SEAL
HERE

Given under my official seal this 7th day of April, 1993

NOTARIAL SEAL
TERESA A. HOLBROOK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-29-1994

Commission Expires 19 Teresa A. Holbrook NOTARY PUBLIC

This instrument was prepared by S. Gerald A. Rinella, 1701 E. Woodfield Road, Schaumburg, IL
(NAME AND ADDRESS)

MAIL TO: Linda M. Gallarino
Ramensky & Rubinsten
7250 N. Cicero, Suite 200
Lincolnwood, IL 60468
(Name)
(Address)
(City, State and Zip)

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

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
NOV-1991
1.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
NOV-1991
05.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
NOV-1991
82.50

BOX 333-CT1

haberdasher DB G # 7421375 DB 521747 # 9301112

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WARRANTY DEED
Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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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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County Clerk's Office

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