

94 NOV -7 AM 9:58

WARRANTY DEED

94948498

COOK CO. NO. 016

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94948498

The Grantor, 56th & Hyde Park Partnership, an Illinois limited partnership, of the 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 John E. Ellis, individually, 1700 E. 56th Street, 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, 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 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 Grantor;
7. Existing leases and tenancies, if any; and
8. Special taxes or assessments or installments thereof, not due and payable.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

NOV-734 DEPT. OF REVENUE

167.00

09775

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

NOV-734 DEPT. OF REVENUE

83.50

94948498

27

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

NOV-734 DEPT. OF REVENUE

628.25

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

NOV-734 DEPT. OF REVENUE

628.25

BOX 333-CTI

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

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

Address(es) of Real Estate:

Unit 3801  
1700 East 56th Street  
Chicago, Illinois 60637

<sup>25</sup>  
Date: this 27th day of October, 1994.

56th & HYDE PARK PARTNERSHIP,  
an Illinois limited partnership

By: Draper and Kramer, Incorporated  
Its General Partner

By: 

Its:

Vice President

949-18498

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STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ferris D. Bailey, Vice President personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this <sup>25<sup>TH</sup></sup> ~~27~~th day of October, 1994.

Commission expires: March 9, 1998.



Carol A. Vitellaro  
Notary Public

This instrument was prepared by:

Brian Meltzer  
Keck, Mahin & Cate  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173  
(708) 330-1200

949 484 938

MAIL TO:

George W. Lighten  
111 W. Washington, Suite 1700  
Chicago, Ill. 60602

SEND SUBSEQUENT TAX BILLS TO:

John E. Ellis  
Unit 3801, 1700 E. 56th St.  
Chicago, Ill. 60637

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## EXHIBIT A

### PARCEL 1:

UNIT 3801 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.

### PARCEL 2:

A NON-EXCLUSIVE GARAGE RIGHT, CONSISTING OF THE RIGHT TO PARK ONE (1) PASSENGER AUTOMOBILE(S) IN THE GARAGE, WHICH GARAGE IS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 94-779999 AND GRANTED BY DEED RECORDED AS DOCUMENT \_\_\_\_\_, COOK COUNTY, ILLINOIS.

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