

UNOFFICIAL COPY

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WARRANTY DEED
STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

COOK COUNTY, ILLINOIS
FILED FOR RECORD

9: NOV 22 PM 2: 58

94988872

The Above Space for Recorder's Use Only

THE GRANTOR, North Park Development Corporation
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 One Hundred Seventy-seven thousand
nine hundred (\$177,900) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of
said corporation CONVEYS and WARRANTS unto James Biebel, unmarried person
6234 North Tripp Chicago, IL 60646 W,
of the City of Chicago in the County of Cook and State of Illinois the following described
Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Exhibit "A"

PN# 13-02-300-002-8002
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 Vice President, and attested by its Assistant Secretary, this 14th day of
November, 1994

IMPRESS
CORPORATE
SEAL HERE BY James Biebel
(VICE PRESIDENT)
ATTEST Paul Szpak
(ASSISTANT 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 Dennis Biedron personally known to me to be the
Vice President of the North Park Development Corporation, an Illinois corporation, and Paul Szpak
personally known to me to be the Asst. 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 Vice President and Asst. Secretary, they signed and

OF IMPRESS SEAL
PATRICK M. DONATARELLI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/13/95

Given under my hand and official seal this 14th day of November 1994.

Commission expires November 13th 1995
Patrick M. Donatarelli
Notary Public

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 22 1994
DEPT OF REVENUE
175.00

copy WP 658089046/LS2 TEST

94988872

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Property of Cook County Clerk's Office

9-1938872

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2 6 3 1 3 6

MAIL TO:

Michael J. Goldstein

(NAME)

230 W. MONROE #1100
(ADDRESS)

Chicago, IL 60606
(CITY, STATE, AND ZIP)

Recorder's Office

BOX 333-CTI

ADDRESS OF PROPERTY:

3850 W. Bryn Mawr Unit 408

Chicago, IL 60659

The above address is for statistical purposes only and is not a part of this deed.

SEND SUBSEQUENT TAX BILLS TO:

JAMES BIEBEL
(name)


3850 W. BRYN MAWR
(address)

UNIT 408
Chicago, IL 60659

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
NOV22'94
87.50




★ 0 7 8 2 7 7 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV22'94 ★
★ PB.11195 ★



900.00

★ 0 7 8 2 7 7 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV22'94 ★
★ PB.11195 ★



412.50

9:588872

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

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PARCEL 1:

Unit⁴⁰⁸ in Conservancy at North Park Condominium II as delineated on a survey of the following described premises:

That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest 1/4 of section 2, township 40 north range 13 east of the third principal meridian, (except that part of the land dedicated for public roadway by document 26700736) described as follows: commencing at the northwest corner of said tract; thence east on the north line of said tract a distance of 803.00 feet, thence south a distance of 180.50 feet to the point of beginning; thence continuing south on the last described line 204 feet, thence west 89.0 feet; thence north 78.0 feet; thence west 10.0 feet; thence north 48.0 feet, thence east 10.0 feet, thence north 78.0 feet, thence east 89 feet to the point of beginning, in Cook County, Illinois

which survey is attached to Declaration of Condominium recorded as Document 94823271 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking Space 408 and Storage Space 408, Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 94923281

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded October 28, 1994 as Document 94923281 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

94923281