

WARRANTY OF RECORD
Statutory (ILL. 11-0.15)
(Corporation or individual)

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CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

COOK
CG. NO. 018

2 2 3 3 3 8

THE GRANTOR

Bellovue Estates Limited Partnership,
an Illinois limited partnership
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 00/100

10.00 DOLLARS,
in hand paid,

94081845

(The Above Space For Recorder's Use Only)

and pursuant to authority given by the Board of
of said corporation, CONVEYS and WARRANTS to
Walter I. Polsky and Loretta Forman Polsky

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

P. I. N. : 17-03-204-010-0000

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS

RECEIVED
RECORDS
7 3 5 C O

0 7 8 1 8 2

REAL ESTATE TRANSACTION TAX
3 8 7 5 0

COOK COUNTY

APPLY RIDERS OR REVENUE STAMPS HERE

Handwritten notes on the left margin: "copy 7/28/94 to 9261541-992"

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 Secretary, this 12th day of JANUARY, 19 94

Bellovue Estates Limited Partnership
By: Bellovue Estates, Inc., Its General Partner

IMPRESS
CORPORATE SEAL
HERE

BY [Signature] PRESIDENT
ATTEST [Signature] 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 Bruce C. Abrams personally known to me to be the President of the Bellovue Estates Inc., general partner of Bellovue Estates Limited Partnership corporation, and Glen Krandel personally known to me to be the Assistant 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 Bruce C. Abrams and Glen Krandel caused the corporate seal of said corporation to be affixed thereto, MY COMMISSION EXPIRES 2/26/97 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 12th day of January, 19 94

Commission expires 2/26/97 19 [Signature] NOTARY PUBLIC

This instrument was prepared by Bruce C. Abrams, 3257 N. Sheffield, Chicago, IL 60657
(NAME AND ADDRESS)

MAIL TO: Attn: Alan
2000 N. Sheffield Ave.
Chicago, IL 60614
(City, State and Zip)

ADDRESS OF PROPERTY:
33 East Bellovue, Unit 3W

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

BOX 333

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Property of Cook County Clerk's Office

94818046

1599 JAN 25 11 03 53
CLERK OF COOK COUNTY

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EXHIBIT A TO WARRANTY DEED

Unit No. 3W in The 33 East Bellevue Condominium Association as delineated on a survey of the following described real estate:

LOTS 5, 6, 7 AND THE WEST 21 1/2 FEET OF LOT B (EXCEPT THE SOUTH 8 FEET OF SAID LOT CONDEMNED AND USED FOR ALLEY) IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL IN SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93032608 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93032608.

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.

This deed is subject to:

1. current non-delinquent real estate taxes and taxes for subsequent years;
2. the Declaration;
3. public, private and utility easements;
4. covenants, conditions, restrictions of record;
5. applicable zoning and building laws, ordinances and restrictions;
6. roads and highways, if any;
7. title exceptions pertaining liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
8. matters over which the Escrowee is willing to insure;
9. acts done or suffered by the Purchaser;
10. Purchaser's mortgage.

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4 1 4 5

Unit No. 3W in The 33 East Bellevue Condominium Association as delineated on a survey of the following described real estate:

LOTS 5, 6, 7 AND THE WEST 21 1/2 FEET OF LOT 8 (EXCEPT THE SOUTH 8 FEET OF SAID LOT CONDEMNED AND USED FOR ALLEY) IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL IN SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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