

UNOFFICIAL COPY

WARRANT DEED
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the author of this form makes any warranty with respect thereto, including any accuracy of representation or fitness for a particular purpose.

THE GRANTOR RJB-II LIMITED PARTNERSHIP, an Illinois limited partnership

of the Village of Palatine County of Cook
State of Illinois for and in consideration of

Ten and no/100
(\$10.00) DOLLARS, and
other good and valuable consideration in hand paid.

CONVEY S and WARRANT S to
LISA M. PAPIERSKI
2573 Elm Street, River Grove, Il 60171

(NAME AND ADDRESS OF GRANTEE)

(The Above Spelling For Recorder's Use Only)

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

94201254

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): 14-33-413-141-1011
Addresses of Real Estate: Unit 2E, 1760 North Wells Street, Chicago, Il 60614

DATED this 28th day of February 19 94

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURES:
RJB-II LIMITED PARTNERSHIP, an Illinois limited partnership (SEAL)
By: RJB-II Corporation, an Illinois corporation (SEAL)
It: General Partner
By: [Signature] (SEAL) Attest: [Signature] (SEAL)
Ronald J. Benach Wayne R. Moretti

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 Ronald J. Benach personally known to me to be the President of the RJB-II Corporation

an Illinois corporation, and Wayne R. Moretti 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.

Given under my hand and official seal, this 28th day of February 19 94

Commission expires 3/7 1994
[Signature]
NOTARY PUBLIC

This instrument was prepared by Jeffrey S. Arnold, Rudnick & Wolfe, 203 North LaSalle Street, Chicago, Illinois 60601
(NAME AND ADDRESS)

MAIL TO {
Louis H. Levinson
Suite 3400
33 North LaSalle Street
Chicago, Illinois 60602
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO
Lisa M. Papierski
Unit 2E, 1760 North Wells Street
Chicago, Illinois 60614
City, State and Zip

OF RECORDER'S OFFICE BOX NO 2415

1983
C11308515

Property of Cook County Clerk's Office

94201254

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Property of Cook County Clerk's Office

94201254

CITY OF CHICAGO
REAL ESTATE TAX DEPARTMENT
98750

STATE OF ILLINOIS
REAL ESTATE TAX DEPARTMENT
98750

COOK COUNTY
REAL ESTATE TAX DEPARTMENT
98750

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LEGAL DESCRIPTION

Parcel 1:

Unit No. 2E in Towne Park Condominium, as delineated on a survey of the following described real estate: Lots 1, 2 and 3 (except the south 8 feet of Lot 3) in Runtz Subdivision of the North 1/2 of Lot 12 in North Addition to Chicago in the West 1/2 of the South East 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 92867813, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space 7, a limited common element, as delineated on the survey attached as Exhibit 'A' to the aforesaid Declaration.

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, if any, of Unit No. 2E either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) rights of the tenant under the existing lease of the Purchased Unit ("Existing Lease"), if any, if Purchaser is not the tenant under the Existing Lease; (h) utility easements, if any, whether recorded or unrecorded; (i) leases and licenses affecting the Common Elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Ticor Title Insurance Company of California is willing to insure without cost to Purchaser.

~~XXXXXXXXXXXXXXXXXXXX~~
1760 North Wells Street
Chicago, Illinois 60614
14-33-413-041-1011

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