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WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

95431187

. DEPT-01 RECORDING \$27.00
. T#0012 TRAN 4960 07/03/95 15:30:00
. #0835 + JM *-95-431187
. COOK COUNTY RECORDER

THE GRANTOR, Oakclub Limited Partnership, a Delaware limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

MICHAEL A. PEASE and LOU G. CANELLIS
of 1 EAST DELAWARE, #36E, CHICAGO, IL 60610

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): ~~17-04-431-001~~, 17-04-431-002,
17-04-431-012, 17-04-431-015,
17-04-431-016, 14-04-431-017,
17-04-431-018

Address of Real Estate: 123-G W. OAK ST., Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of OAK CLUB, INC., an Illinois corporation, its general partner and attested by Marilyn Walsh, Assistant Secretary of OAK CLUB, INC., this 20th day of June, 1995.

OAKCLUB LIMITED PARTNERSHIP,
a Delaware limited partnership

By: OAK CLUB, INC., an Illinois Corporation,
its General Partner

By: Daniel E. McLean
Daniel E. McLean, President

Attest: Marilyn Walsh
Marilyn Walsh, Assistant Secretary

BOX 333-CTI

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Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 09 09
9.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 09 09
9.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL 09 09
265.00

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JUL 09 09
530.00

COOK 016
044314

95331187

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44-31147

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 Daniel E. McLean personally known to me to be the President of OAK CLUB, INC., and Marilyn Walsh 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 the President and Assistant Secretary, they signed and delivered the said instrument 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, on June 20, 1995.

IMPRESS

NOTARIAL SEAL
HERE. OFFICIAL SEAL
JACALYN M. FINKEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/25/96


Notary Public

My Commission Expires

This instrument was prepared by Anne B. Cotter, 1337 W. Fullerton, Chicago, Illinois 60614.

95431187

Mail to: FRANK W. PARKINSON
2549 N. RACINE
CHICAGO IL 60614

Send subsequent Tax Bill To:
LOU G. CANALLIS
MICHAEL A. PEARCE
123-B N. OAK ST.
CHICAGO IL 60610

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 5B IN The Oak Club Condominium AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PORTIONS OF LOTS AND VACATED ALLEY IN SOUTHWORTH AND HOLMES SUBDIVISION OF THE NORTH 1/2 OF BLOCK 11 OF BUSHNELL'S ADDITION TO CHICAGO AND PORTIONS OF LOTS AND VACATED ALLEY IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 OF BUSHNELL'S ADDITION TO CHICAGO, ALL IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04052419, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE OAK CLUB CONDOMINIUM RECORDED APRIL 28, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95282172.

GRANTOR ALSO HEREBY GRANTS TO 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.

SUBJECT TO: GENERAL REAL ESTATE TAXES WHICH ARE NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES PROVIDED THE SAME ARE NOT VIOLATED IN ANY MANNER; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND ANY AMENDMENTS THERETO AND A RESERVATION BY THE OAK CLUB CONDOMINIUM ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS OF THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION, AND ANY AMENDMENTS THERETO PROVIDED THE SAME ARE NOT VIOLATED BY THE IMPROVEMENTS AS OUTLINED IN THE CONTRACT OR BY THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE AND WHICH DO NOT ADVERSELY AFFECT THE VALUE OF THE PREMISES AS A CONDOMINIUM RESIDENCE; UTILITY EASEMENTS OF RECORD PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; AND PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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