

UNOFFICIAL COPY

WARRANTY DEED

95455940

THE GRANTOR:
ONTARIO STREET LOFTS
LIMITED PARTNERSHIP, an Illinois
limited partnership

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 (\$10.00)

DEPT-01 RECORDING \$25.00
T#0012 TRAN 5177 07/13/95 14:35:00
#5683 ÷ JM *-95-455940
COOK COUNTY RECORDER

Ten and 00/100 Dollars, and other valuable consideration in hand paid, and pursuant to authority given by the
General Partner of said Limited Partnership, CONVEYS AND WARRANTS to

C.
THOMAS CHANG
3724 Woodmont Lane
Nashville, TN 37215

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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its General Partner, and
attested by its Assistant Secretary, this 12th day of June, 1995.

By: Ontario Street Lofts Limited Partnership
Ontario Street Lofts, Inc., Its General Partner

By: [Signature]
Its: President

Attest: [Signature]
Its: Assistant Secretary

STATE OF ILLINOIS, COUNTY OF COOK. 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 Ontario Street
Lofts, Inc., general partner of Ontario Street Lofts Limited Partnership, 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 President and
Assistant Secretary of said corporate general partner, they signed and delivered the said instrument pursuant to authority given
by the general partner of said limited partnership, 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 June, 1995.

[Signature]
NOTARY PUBLIC
Commission expires 2/26 1997

"OFFICIAL SEAL"
TAMARA J. ELSENBACH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/26/97

This instrument was prepared by Bruce C. Abrams Esq., 350 West Hubbard #301, Chicago, IL 60610

MAIL TO: H.F. James, Jr. Esq.
(Name)
33 W. Higgins #4090
(Address)
So. Dearborn, Ill. 60600
(City, State and Zip)

ADDRESS OF PROPERTY:
411 West Ontario, Unit 101
Chicago, Illinois 60610
The above address is for statistical purposes only and
is not a part of this deed.
SEND SUBSEQUENT TAX BILLS TO:
Garco
411 West Ontario Unit 101
Chicago, Ill. 60610

BOX 333-CTI

95-52815-2015 KMP

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
145.00



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
900.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
181.50

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EXHIBIT A TO WARRANTY DEED

411 West Ontario, Chicago, Illinois 60610
PIN 17-09-128-001,002,003,007 & 17-09-500-022

Unit No. 101 in The Ontario Street Lofts Condominium as delineated on a survey of the following described real estate:

PART OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT IN EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94827940 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-161, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 94827940.

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 to 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; and
10. Purchaser's mortgage.

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