

# UNOFFICIAL COPY

## WARRANTY DEED

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

95519763

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  
140012 TRAN 5681 08/07/95 14:11:00  
48640 JIM \* 95-519763  
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

ERIC H. CHERN AND LAURA B. DRESNER  
not as tenants-in-common, but as joint tenants with right of survivorship  
1720 North Halsted #406, Chicago, Illinois 60614

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 July, 1995.

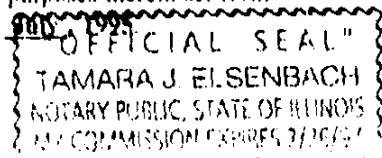
By: Ontario Street Lofts Limited Partnership  
Ontario Street Lofts, Inc., Its General Partner

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 David Kirschenbaum 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 July, 1995.

[Signature]  
NOTARY PUBLIC  
Commission expires 2/24, 1997



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

MAIL TO: ALAN S LEVIN  
(Name)  
111 W. WASHINGTON #219  
(Address)  
CHICAGO, ILL. 60602  
(City, State and Zip)

ADDRESS OF PROPERTY:  
411 West Ontario, Unit 529  
Chicago, Illinois 60610  
The above address is for statistical purposes only and  
is not a part of this deed  
SEND SUBSEQUENT TAX BILLS TO:  
ERIC CHEN  
4525  
911 W. ONTARIO  
CHICAGO, ILL. 60670

7564497 06 raps [Signature]

25.00

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BOX 333-CTI

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS  
DEPT. OF REVENUE  
REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS  
DEPT. OF REVENUE  
REAL ESTATE TRANSFER TAX  
228.00  
Cook County  
ESTATE TRANSACTION TAX

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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. 529 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-71, 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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