

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

95577749

The Above Space for Recorder's Use Only

THE GRANTOR, North Park Development Corporation

a 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 One Hundred Sixty Eight Thousand Nine Hundred ***** DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto **Edward M. Farrell and Marilee Kelley Farrell, his wife not as tenants in common but as joint tenants,** of the City of Chicago in the County of Cook and State of Illinois the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"
P.I.N. 13-02-300-002-8001, - 8002

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 Vice President, and attested by its Secretary, this 29 day of August, 1995

North Park Development Corporation

IMPRESS
CORPORATE
SEAL HERE

BY [Signature]
(VICE PRESIDENT)

ATTEST [Signature]
(SECRETARY)

DEPT-01 RECORDING \$27.00
T#0012 TRAN 6172 08/30/95 12:59:00
#0110 CG *-95-577749

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 Dennis Biedron personally known to me to be the Vice President of the North Park Development Corporation and Robert Pontarelli 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

IMPRESS

severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said Corporation, 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.

"OFFICIAL"
PATRICK SEARON BELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/13/95

Given under my hand and official seal this 28 day of August 19 95.

Commission expires November 13, 19 95

[Signature]
Notary Public

95577749

2700
m

① 75610895/95037148 m

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95577749

1716888
DEPT OF REVENUE
STAMP AUG 30 95
622.50
ACTION TAX

1716887
DEPT OF REVENUE
STAMP AUG 30 95
622.50
ACTION TAX

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
168.00
DEPT OF REVENUE
STAMP AUG 30 95
83.00
COOK COUNTY

COOK 016
CO. NO. 016
056954

UNOFFICIAL COPY

MAIL TO:

Stanley J. Wallach
(NAME)

3525 W Peterson Ave #610
(ADDRESS)

Chicago IL 60659
(CITY, STATE, ZIP)

ADDRESS PROPERTY:

~~3850 West Bryn Mawr, Unit 305~~
Chicago, Illinois 60659

The above address is for statistical purposes only and is not a part of this deed.

"This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument."

This instrument was prepared by:

Patrick W. Pontarelli
4353 W. Lawrence Ave.
Chicago, IL 60630

Property of Cook County Clerk's Office

95577749

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1:

Unit **305** in Conservancy at North Park Condominium II as delineated on a survey of the following described premises:

That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest 1/4 of section 2, township 40 north range 13 east of the third principal meridian, (except that part of the land dedicated for public roadway by document 26700736) described as follows: commencing at the northwest corner of said tract; thence east on the north line of said tract a distance of 803.00 feet, thence south a distance of 180.50 feet to the point of beginning; thence continuing south on the last described line 204 feet, thence west 89.0 feet; thence north 78.0 feet; thence west 10.0 feet; thence north 48.0 feet, thence east 10.0 feet, thence north 78.0 feet, thence east 89 feet to the point of beginning, in Cook County, Illinois

which survey is attached to Declaration of Condominium recorded as Document 94923281 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking Space **305** and Storage Space **305**, Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 94923281

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 23, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded October 28, 1994 as Document 94923281 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

95577749

UNOFFICIAL COPY

Property of Cook County Clerk's Office