

CAUTION: Consult a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are excluded.

95011544

COOK  
CL. NO. 018  
2 3 5 0 3 7

THE GRANTOR

Ontario Street Lofts Limited Partnership  
an Illinois limited partnership

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 Ten and 00/100

DOLLARS,  
and other valuable consideration in hand paid,  
and pursuant to authority given by the Board of Directors  
of said corporation, CONVEYS and WARRANTS to

William C. Groebe III  
8320 West 126th St.  
Palos Park, Illinois 60464

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.

STATE OF ILLINOIS  
REAL ESTATE PARTNER TAX  
DEPT. OF REVENUE  
156.00

COOK COUNTY CLERK  
RECORDS & DEEDS  
JAN 5 1995  
11-5 PM 12:28

95011544

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
78.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JAN 4 1995  
585.00

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 Bruce C. Abrams President, and attested by its Glen M. Krandel Assistant Secretary, this 7th  
day of December, 1994.

Ontario Street Lofts Limited Partnership  
By: Bruce C. Abrams, Its General Partner

IMPRESS  
CORPORATE SEAL  
HERE

BY Bruce C. Abrams PRESIDENT  
ATTEST: Glen M. Krandel ASSISTANT SECRETARY

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 Bruce C. Abrams personally known to  
me to be the President of the Ontario Street Lofts, Inc., General Partner  
of Ontario Street Lofts Limited Partnership  
corporation, and Glen M. 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, they signed and delivered the said instru-  
ment 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 7th day of December 1994  
Commission expires 2/26 95 Tamara Ebenbach  
NOTARY PUBLIC

This instrument was prepared by Bruce C. Abrams, 3257 N. Sheffield, Chicago, IL 60657  
(NAME AND ADDRESS)

MAIL TO: Mr. Groebe  
5041 N. 96th St.  
Oak Lawn, IL 60453

ADDRESS OF PROPERTY:  
411 West Ontario, Unit 514  
Chicago, Illinois 60610  
THIS ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

BOX 333-CTI

183  
COP  
75 26 37 54

95011544  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
585.00

Handwritten initials and date

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95011544

# UNOFFICIAL COPY

## 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. 514 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-105 AND P-170, 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 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 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.

95011544

UNOFFICIAL COPY

Property of Cook County Clerk's Office