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95014630

WARRANTY DEED
STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

COOK COUNTY, ILLINOIS
FILED FOR RECORD

05 JAN -9 PM 1:08

95014630

The Above Space for Recorder's Use Only

258

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 Fifty Nine Thousand 0
Nine Hundred (\$159,500.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of
said corporation CONVEYS and WARRANTS unto Charles M. McCann

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:

P.I.N.# 13-02-300-002-8001, 3002 See Attached Exhibit "A"

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 28th day of
December, 1994.

IMPRESS
CORPORATE
SEAL HERE

BY

North Park Development Corporation

(VICE PRESIDENT)

ATTEST

(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 Dennis J. Biedron personally known to me to be the Vice President
of the North Park Development Corporation, an Illinois corporation, and Robert Pontarelli
personally known to me to be the 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

IMPRESS
NOTARIAL
SEAL HERE

severally acknowledged that as such Vice President and Secretary, they signed and
delivered the said instrument as Vice President and Secretary of said corporation as their
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 28th day of December, 1994.

Commission expires 11/13

1995

Notary Public

"OFFICIAL SEAL"
PATRICK W. PONTARELLI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/13/95

COOK
CO. INV. 618
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN - 95
DEPT. OF REVENUE
157.00

95014630

BOX 333-CTI

7538947/940636/1658855

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MAIL TO:

JEAN HECKER

(NAME)
5801 N. NORTHWEST Hwy
(ADDRESS)

CHICAGO IL 60659
(CITY, STATE, AND ZIP)

Recorder's office tax on _____

ADDRESS OF PROPERTY:

3900 W. Bryn Mawr Unit 304

Chicago IL 60659

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

SEND SUBSEQUENT TAX BILLS TO:

(name)

(address)

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

★ 8
★ 1
★ 7
★ 1
★ 0
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF
REVENUE JAN-3-95
900.00

★ 8
★ 1
★ 7
★ 1
★ 0
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF
REVENUE JAN-3-95
277.50

039814
Cook County
REAL ESTATE TRANSACTION TAX
STAMP JAN-95
78.50

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PARCEL 1:

Unit **304** in Conservancy at North Park Condominium I as delineated on a survey of the following described premises:

THAT PART OF THE EAST 83.3 FEET OF THE WEST 88.3 FEET OF THE NORTH 58.3 FEET OF THE SOUTH 63.3 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 83.300 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 24 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 58.3 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE WEST 78.0 FEET, THENCE NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET THENCE SOUTH 89 FEET THENCE EAST 204 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

which survey is attached to Declaration of Condominium recorded as Document 94923282 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking Space³⁰⁴ and Storage Space³⁰⁴, Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 94923282

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 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded October 28, 1994 as Document 94923282 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.

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