

UNOFFICIAL COPY

MS 45609 KAT FI 10F2

THE GRANTOR.
Broderick Building Corp.,

a corporation created and existing under and by virtue of the laws of the and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 DOLLARS (\$10.00) in hand paid and other good and valuable considerations, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to

John O'Connell and Jennifer O'Connell, his wife, of 3732 North Pine Grove, Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: UNIT NUMBER 2H and UNIT NUMBER P8 in MARC ANTHONY CONDOMINIUM, as delineated on a survey of the following described real estate: The Southerly 1/2 of Lot 4 in Block 5 in E. E. Hundley's Subdivision of Lots 3 to 21 and 33 to 37 inclusive in Pine Grove in the Northwest 1/4 of Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium, recorded as Document 25251926, together with its undivided percentage interest in the common elements, in Cook County, Illinois; Subject to the following (and without implying any warranty as to matters not listed in the following): covenants, conditions and restrictions of record; zoning and building laws and ordinances; terms, provisions, covenants and conditions of the Declaration of Condominium, including all amendments and exhibits thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or any amendments or exhibits thereto; applicable provisions of the Declaration for The Marc Anthony Condominium, recorded as Document No. 25251926, and all amendments and exhibits thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; encroachments, if any; leases and licenses affecting the Common Elements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1994 and subsequent years; installments due after the date hereof for assessments established pursuant to the Declaration of Condominium or for drainage or other assessments; the mortgage or trust deed and/or other acts done or suffered by grantee on anyone claiming by, through or under grantee. Grantor also hereby grants (subject to the foregoing) to grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easement 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. The tenant of the unit has waived or has failed to exercise the right of first refusal set forth in Section 30 of the Illinois Condominium Property Act.

PIH #14-21-105-034-1016; Address of property: 3732 North Pine Grove, Chicago, Illinois

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 President, and attested by its Secretary, this 19 day of January, 1995.

BRODERICK BUILDING CORP

By: Dennis Broderick President
Attest: Cathy Joyce Secretary

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Suzanne M. Belonger, a Notary Public in and for said County, in the State of said, DO HEREBY CERTIFY that Dennis Broderick and Cathy Joyce, personally known to me to be the President and Secretary respectively of Broderick Building Corp., and personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers they signed and delivered the said instrument 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 as their 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 19 day of January, 1995.
Suzanne M. Belonger
Notary Public, State of Illinois

Commission expires 12/2, 1995
This instrument was prepared by Kenneth L. Spector, 19 South LaSalle Street, Suite 1300, Chicago, Illinois 60603

95060580

2300

COOK COUNTY
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
1-4-50

COOK COUNTY
7-22-95

CITY OF CHICAGO 05060580
REAL ESTATE TRANSFER TAX

Mail to: 1934 N. CLARENDON
CHICAGO, ILL 60613

Subsequent tax bills to:
John O'Connell
3732 No. Pine Grove #2H
Chgo. IL 60613

BOX 333-CTI

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Property of Cook County Clerk's Office

08509056

★ 5 3 5
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION
★ DEPT. OF REVENUE
★ RECEIVED JAN 26 1995
★ 183.75
★



DEPT-01 RECORDING \$23.00
140012 TRAN 1924 01/26/95 10:31:00
412674 RB * -95-061530
COOK COUNTY RECORDER

08509056