

132

WARRANTY DEED

Statutory (ILL. I.P.C.S.

(Corporation or individual)

# UNOFFICIAL COPY

## CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

95081845

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

REVENUE FEB 7 95 802.50

### 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

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

of said corporation, **CONVEYS and WARRANTS** to William P. Farrell Jr., an unmarried man  
2915 Oaksbury Ct.  
Rolling Meadows, Illinois

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 corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its                    President, and attested by its Assistant Secretary, this 25th day of January, 1995.

Ontario Street Lofts Limited Partnership  
By: Ontario Street Lofts, Inc., Its General  
(NAME OF CORPORATION) Partner

IMPRESS  
CORPORATE SEAL  
HERE

BY Bruce C. Abrams (General Partner) PRESIDENT

ATTEST: Glen 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 General President of the Ontario Street Lofts, Inc., General Partner of Ontario Street Lofts Limited Partnership corporation, and Glen Krandel personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be

THE OFFICIAL SEAL OF TAMARA EISENBERG, NOTARY PUBLIC, STATE OF ILLINOIS, MY COMMISSION EXPIRES 2/26/97

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 instrument, and caused the corporate seal of said corporation to be affixed thereto, in full and complete exercise of their 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 25th day of January 1995

Commission expires 2/26 1997 Tamara Eisenberg  
NOTARY PUBLIC

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

\* Limited Partnership  
MAIL TO: William P. Farrell Jr. (Name)  
41 West Ontario, Unit 218 (Address)  
Chicago, Illinois 60610 (City, State, Zip)

ADDRESS OF PROPERTY:  
411 West Ontario, Unit 218  
Chicago, Illinois 60610  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
William P. Farrell Jr. (Name)  
411 West Ontario, Unit 218 (Address)  
Chicago, Illinois 60610

# BOX 333-CTI

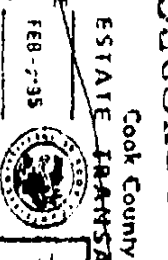
DEPT-01 RECORDING \$23.00  
T30012 TRAN 2213 02/02/95 15:10:00  
4244 + KB \*-95-081845  
COOK COUNTY RECORDER

COOK CO. NO. 018  
2 3 5 6 7 4



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE FEB 7 95 107.00

REAL ESTATE TRANSACTION TAX  
REVENUE FEB 7 95 53.50



COOK COUNTY REAL ESTATE TRANSACTION TAX  
53.50

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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7526 216 003  
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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. 218 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-33, 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 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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