

UNOFFICIAL COPY

WARRANT (SEE Statutory (ILL. 101)) (Corporation to Individual) *

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

95106434

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

DEPT. OF REVENUE FEB 1995 P.B. 11187



336.00

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

Robert J. Pitzaferra 222 East Chestnut Chicago, Illinois 60611

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 hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, this day of January, 1995.

Ontario Street Lofts Limited Partnership By: Ontario Street Lofts, Inc., Its General Partner

IMPRESS CORPORATE SEAL HERE

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

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 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 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 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 30th day of January 1995

Commission expires 2/26 1997 [Signature] NOTARY PUBLIC

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

MAIL TO: Robert J. Pitzaferra 411 West Chestnut Ontario Chicago, IL 60610

ADDRESS OF PROPERTY: 411 West Ontario, Unit 715 Chicago, Illinois 60610 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Robert J. Pitzaferra 411 West Ontario Chicago, IL 60610

BOX 333-CTI

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPT DEPT. OF REVENUE 178.00 COOK COUNTY RECORDER COOK CO. NO. 018 95106434

Handwritten notes and signatures on the left margin.

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12-11-1995

Property of Cook County Clerk's Office

* 0 2 7 8 1 4 *
* REVENUE FEB 1 1995 *
* 20 11 82 *
* 9 9 9 1 0 *
* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *



[Faint, mostly illegible text from the document, including what appears to be a date "12-11-1995" and a signature area at the bottom right.]

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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. 715 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-57, 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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2000 PROCLAMATION OF A HOLIDAY



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