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Warranty Deed

Notarized & Recorded

T)

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

69289198

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Unit No. 402, as delineated on the survey of the following-described real estate (hereinafter referred to as the "Parcel"):

Lot 1 and Lot 2 in Block 7 in Seger's Sub-division of the Northeast 1/4 of the Northwest fractional 1/4 (except 2 acres in the Northeast corner) and the 33 feet South of and adjoining the center of Blum Avenue of Section 33, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by State National Bank, as Trustee under Trust Agreement dated December 28, 1978 and known as Trust No. 6299, and registered in the Office of the Registrar of Titles of Cook County, Illinois as document no. 3102612, together with an undivided 4.65% interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and survey).

Party of the first part also hereby grants to party of the second part, her 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 aforementioned Declaration of Condominium Ownership and of Easements, Restrictions and Covenants, and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

Unit No. PA-12, as delineated on the survey of the following-described real estate (hereinafter referred to as the "Parcel"):

Lot 1 and Lot 2 in Block 7 in Seger's Sub-division of the Northeast 1/4 of the Northwest fractional 1/4 (except 2 acres in the Northeast corner) and the 33 feet South of and adjoining the center of Blum Avenue of Section 33, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

951,1269

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants made by State National Bank, as Trustee under Trust Agreement dated December 28, 1978 and known as Trust No. 6299, and registered in the Office of the Registrar of Titles of Cook County, Illinois as document no. 3102612, together with an undivided .12% interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and survey).

Party of the first part also hereby grants to party of the second part, her 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 aforementioned Declaration of Condominium Ownership and of Easements, Restrictions and Covenants, and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

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(Resident Form)

The within and foregoing conveyance is made subject to the following:

1. General real estate taxes not due and payable at the time of closing;
2. Party wall rights and agreements, easements, covenants and restrictions and building lines of record;
3. The Condominium Property Act of the State of Illinois (the "Act");
4. The Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for 627 Ridge Road Condominium, by which the premises is submitted to the Act, and all amendments and exhibits thereto, and conditions of title therein set forth;
5. Zoning and building laws and ordinances;
6. Acts done or suffered by or judgments against party of the second part;
7. Encroachments of public sidewalk upon a portion of the common elements; and
8. Customary exceptions relating to the fact that the real estate is registered in Torrens.

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STATEMENT BY GRANTEE AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 7, 1995 Signature: _____

Grantor or Agent

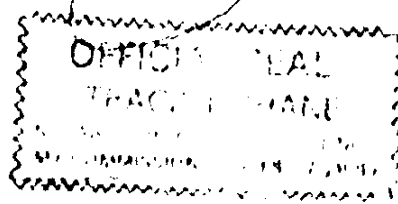
Subscribed and sworn to before

me by the said

this 7th day of March

1995

Notary Public



The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 7, 1995 Signature: _____

Grantee or Agent

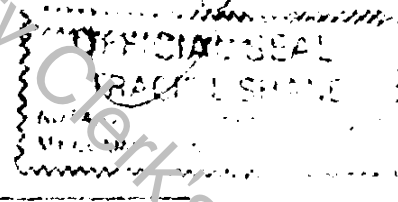
Subscribed and sworn to before

me by the said

this 7th day of March

1995

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

9515-1269

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