

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

**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

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

Barry M. Roberts  
 1130 S. Michigan Ave. #3507  
 Chicago, Illinois 60605

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 28th  
 day of February, 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 PRESIDENT

ATTEST: Glen Krandel  
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 President of the Ontario Street Lofts, Inc., General Partner

of Ontario Street Lofts Limited Partnership  
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 instru-  
ment 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 28th day of February 1995

Commission expires 2/26 1997 Thomas G. Ebenbach  
 NOTARY PUBLIC

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

MAIL TO:

THOMAS V. ANTONIUS  
 (Name)  
503 E WACKER DR #1100  
 (Address)  
CHICAGO IL 60601  
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.         

ADDRESS OF PROPERTY:  
411 West Ontario, Unit 717  
Chicago, Illinois 60610  
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
 ONLY AND IS NOT A PART OF THIS DEED  
 SEND SUBSEQUENT TAX BILLS TO:  
BARRY M ROBERTS  
 (Name)  
411 W ONTARIO #717  
 (Address)  
CHICAGO 60610

DEPT-10 RECORDING  
 150012 TRAM 2995 03/13/95 15:28:00  
 #6739 JIM #95-168312  
 COOK COUNTY RECORDER

COOK  
 SO. NO. 016  
 236441

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 17700

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 3.50

ATTIX "RIDERS" OR REVENUE STAMPS HERE

95169312

BOX 333-CT1

UNOFFICIAL COPY

Property of Cook County

★ 197-287  
★  
★  
★

CITY OF CHICAGO ★ ★  
REAL ESTATE TRANSACTION TAX ★ ★

DEPT. OF REVENUE  
MARI 1995  
PB 11150



900.00

★ ★  
★ ★  
★ ★  
★ ★

CITY OF CHICAGO ★ ★  
REAL ESTATE TRANSACTION TAX ★ ★

DEPT. OF REVENUE  
MARI 1995  
PB 11150



202.50

Office

95169312

# UNOFFICIAL COPY

## 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. 717 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-90, 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 which do not effect Purchaser's enjoyment of the property for residential purposes;
4. covenants, conditions, restrictions of record which do not effect Purchaser's enjoyment of the property for residential purposes;
5. applicable zoning and building laws, ordinances and restrictions which do not effect Purchaser's enjoyment of the property for residential purposes;
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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