

WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)

UNOFFICIAL COPY

95171190

COOK  
CO. NO. 018

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

Therese Lydon  
1360 North Sandburg  
Chicago, Illinois 60610

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 1st  
day of March, 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 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  
corporation, and Glen Krandel personally known to me to be  
the Assistant Secretary of said corporation, and personally known to me to be

"OFFICIAL SEAL"  
TAMARA J. ELSENBACK  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/26/97

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 1st day of March, 1995

Commission expires 2/26/97 Tamara J. Elsenback  
NOTARY PUBLIC

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

MAIL TO: \_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)  
OR RECORDER'S OFFICE BOX NO. 646

ADDRESS OF PROPERTY:  
411 West Ontario, Unit 615  
Chicago, Illinois 60610  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)

DEPT-01 RECORDING  
T#0012 TRAN 3003 03/14/95 09:14:00  
#6998 \*JM #95-171190  
COOK COUNTY RECORDER

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
MARCH 95  
DEPT-01  
187-001  
#95171190

REAL ESTATE TRANSACTION TAX  
REVENUE  
MARCH 95  
STAMP  
#95171190  
Cook County


95171190

75-26-538 DB CMTB 1092


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Property of Cook County Clerk's Office

★ 0 6 6 3 0 2 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE MAR 13 '95 ★  
★ P.B. 11153 ★

 900.00

★ 0 6 6 3 0 3 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE MAR 13 '95 ★  
★ P.B. 11153 ★

 502.50

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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. 615 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-79, 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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