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Property of Cook County Clerk's Office

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MAIL TO:

GEORGE ROBERTSON

(NAME)

3940 W. BRYN MAWR Unit
CHICAGO, IL. 304
60659

(CITY, STATE, ZIP)

ADDRESS PROPERTY:

3940 W. Bryn Mawr Unit 304

Chicago, IL 60659

The above address is for statistical purposes only and is not a part of this Act.

SEND SUBSEQUENT TAX BILLS TO:

"This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument."

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★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE MAR 21 '95 ★
 ★ 90 11725 ★

900.00

★ CITY OF CHICAGO ★
 ★ REAL ESTATE TRANSACTION TAX ★
 ★ DEPT. OF REVENUE MAR 21 '95 ★
 ★ 90 11725 ★

277.50

95158700

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PARCEL 1:

Unit **304** in Conservancy at North Park Condominium III as delineated on a survey of the following described premises:

That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest 1/4 of section 2, township 40 north range 13 east of the third principal meridian, (except that part of the land dedicated for public roadway by document 26700736) described as follows: commencing at the northwest corner of said tract; thence east on the north line of said tract a distance of 415.45 feet, thence south a distance of 20.0 feet to the point of beginning; thence continuing south on the last described line 89.0 feet, thence east 78.0 feet; thence south 10.0 feet; thence east 48.0 feet; thence north 10.0 feet; thence east 78.0 feet; thence north 89.0 feet; thence west 204.0 feet to the point of beginning, in Cook County, Illinois

which survey is attached to Declaration of Condominium recorded as Document 95039646 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking Space **304** and Storage Space **304** Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95039646.

PARCEL 3:

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded January 18, 1995 as Document 95039646 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

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WORLD SAVINGS AND LOAN ASSOCIATION,
A FEDERAL SAVINGS AND LOAN ASSOCIATION

EXHIBIT "A" LEGAL DESCRIPTION

LOAN NO. 0822367

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF COOK
STATE OF ILLINOIS * * * * * , DESCRIBED AS FOLLOWS:

UNIT NUMBER 56 IN BYRON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE:

THE WEST 78.72 FEET OF THE EAST 168.72 FEET OF THE SOUTH 118.72 FEET IN BLOCK 3
IN LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN
THE NORTHEAST CORNER) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN; ALSO LOTS 36 TO 50 AND LOT 51 (EXCEPT THE WEST 28.72
FEET THEREOF, INCLUSIVE, IN GILBERT M. WEEKS SUBDIVISION OF PART OF BLOCK 3 IN
LAFLIN, SMITH AND DYERS SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN
THE NORTH EAST CORNER) OF SECTION 20, TOWNSHIP 40 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 25386690; TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

14-20-205-026-1056

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