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CALITION: Consul a lawyer before taking or acting trisler this form.
At warenibes, including merchanishing and thress, are excluded.

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 <u>Illinois</u> and duly authorized to transact business in the State of <u>Illinois</u>, for and in consideration of the sum of <u>Ten</u> and <u>00/100</u>

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

David M. Booko

2800 North Orchard St. 703 Chicago, Illinois 60.57

Cook the following described Real Estate situated in the County of _ In the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

In Witness Whereof, said Orantor has caused its constraint seat to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its ____ ABBLB tant ___ Secretary, this _____ 14:11 day of Harch ______, 19.95.

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

IMPRESS CORPORATE SEAL . HERE

PALSIDENT

Partner

Glon

SECRETARY Argistant

State of Illinois, County of COOK.

st. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce C. Abrama Cersonally known to President of the Ontario Street Lofts, Inc., Gararal Partner me to be the ... of Ontario Street Lofts Limited Partnership

Glon Krandol _personally known to me to be corporation, and . when ARD I BEAN Secretary of said corporation, and personally known to me to be

5 Ithis saltie persons whose names are subscribed to the foregoing instrument, appraired Eddingeries Et GENbeloze me this day in person and severally acknowledged that as such -THOTARINUSHALAIS OF Bresiden and ABBARTANT Secretary, they signed and delivered the said instru-19 40 Alignments were nyengengh 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 furth.

Civen under my hand and official seal, this.

Commission expires This instrument was prepared by Druco C. Abrams, 3257 N. Shoffiold

THORAG. V. ASKURNIS (Harre) MACKERUC #1000 MAIL TO 60 0 O I inchov (L

ACONESS OF PROPERTY 411 West Ontario, Unit 426 Chleago, Illinoin 60610 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

DAVID Heiler C

W ONTARIO 41426 C1100 606/U

RECORDEN'S OFFICE BOX N

(Cer, true and tel)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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. 426 in The Ontario Street Lofts Condominium as delimented 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-84, A LIMITED COMMON ELEMENT AS DELITERATED 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:

 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 recidential 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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