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EXHIBIT A

PARCEL 1:

Unit D in the 2629 North Seminary Condominium as delineated on the Plat of Survey of the following described real estate:

LOTS 38 AND 39 IN LILL'S AND HEIRS OF DIVERSEY SUBDIVISION OF OUTLOT 12 OF CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium, recorded February 24, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95130320, and as amended by Amendment Number 1 to the Declaration of Condominium, recorded March 29, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95211935, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of P-2, a limited common element as delineated on the Plat of Survey attached as Exhibit "D" to the Declaration of Condominium, recorded February 24, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95130320, and as amended by Amendment Number 1 to the Declaration of Condominium, recorded March 29, 1995, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 95211935, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number: 14-29-410-018-0000, 14-29-410-019-0000

Common Address: 2629 North Seminary, Unit D
Chicago, Illinois 60614

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.

Subject only to:

- (1) general real estate taxes not yet due and payable;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (3) applicable zoning and building laws and building lines restrictions, and ordinances;
- (4) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration;
- (5) easements, restrictions, conditions, building set-back lines and reservations of record;
- (6) provisions of the Act;
- (7) the Declaration, the By-Laws and all other condominium documents and all amendments and exhibits thereto;
- (8) encroachments and other matters affecting title to the Property, the Common Elements or the Unit;
- (9) acts done or suffered by Buyer or anyone claiming by, through or under Buyer;
- (10) streets and highways, if any;
- (11) utility easements, whether recorded or unrecorded; and
- (12) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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