

WARRANTY OF TITLE
Statutory (ILLINOIS)
(Corporation to Individual)

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

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



513.75

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

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

Stephen A. Duncan
800 South Wells #730
Chicago, Illinois 60607

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 April, 1995.

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

Partner

BY Bruce C. Abrams President

ATTEST Glen Krandel Assistant Secretary

State of Illinois, County of Cook, I, the undersigned, a Notary Public, in and for the County
of the 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

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 1st day of April, 1995

Commission expires 2/26 1997 Tamara J. Eberbach
NOTARY PUBLIC

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

ADDRESS OF PROPERTY:

411 West Ontario, Unit 527

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)

MAIL TO:

FRANCIS NORRIS Kelmor
(Name)

134 N. LaSalle 2222
(Address)

Chicago, IL 60602
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

BOX 333-CTI

BOOK
CO NO. 018

137713



STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
13770 DEPT. OF REVENUE
60610

AFFIX STAMPS OR REVENUE STAMPS HERE

95234382

75-26-231-08 PART 1993

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

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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. 527 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-165, 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, an 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 the intended use of the condominium as a single family residence;
4. covenants, conditions, restrictions of record which do not effect the intended use of the condominium as a single family residence;
5. applicable zoning and building laws, ordinances and restrictions which do not effect the intended use of the condominium as a single family residence;
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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