

95349486

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

Alan G. Nicholson
1941 North Dayton
Chicago, Illinois 60614

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 May, 1995.

Ontario Street Lofts Limited Partnership
By: Ontario Street Lofts, Inc., Its General
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
its 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 May, 1995

Commission expires 2/26 1997 Tamara Ebenbach
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 725
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:

MARK PRODUER
(Name)
415 N. La Salle
(Address)
CHICAGO, IL 60610
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

APFIX "RIDERS" OR REVENUE STAMPS HERE

25.00

95349486

DEPT-01 RECORDING \$25.00
T90012 TRAN 4360 05/30/95 09:15:00
#6664 # JJ # -95-349486
COOK COUNTY RECORDER

UNOFFICIAL COPY

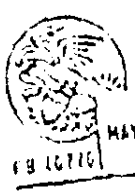
0000000000

Property of Cook County Clerk's Office

* CITY OF CHICAGO
* REAL ESTATE TRANSACTION TAX
* REVENUE MAR23'95
* 5,385.24

00095349486

COOK 010
CD NO. 010
053714



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY25'95 DEPT OF REVENUE 718.00

Cook County
REAL ESTATE TRANSACTION TAX



REVENUE STATE MAY25'95 1011461 159.00

BOX 333-CTI

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. 725 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-53, 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, private and utility easements which shall not impair Purchaser's use of the premises as a single-family residence;
4. covenants, conditions, restrictions of record which shall not impair Purchaser's use of the premises as a single-family residence;
5. applicable zoning and building laws, ordinances and restrictions which shall not impair Purchaser's use of the premises 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.

95339486

UNOFFICIAL COPY

Property of Cook County Clerk's Office

33333333