95354266

WARRANTY DEED STATUTORY (ILLINOIS) CORPORATION TO INDIVIDUAL

The Above Space for Recorder's Use Only

THE GRANTOR, North Park Development Corporation

> See Attached Exhibit "A" P.I.N. 13-02-300-002-8001, - 8002

In Witness Whereof, said Grante chas caused its corporate seal to be hereto affixed, and has caused its name to be

North Fark Development Corporation

IMPRESS
CORPORATE

BY

VICE PRESIDENT)

VICE PRESIDENT)

TAGOLIZ TOAN ALLS OLIMPTED.

ATTEST (SECRETARY)

T\$0012 TRAN 4415 06/61/95 10:25:00 \$2069 # JM \$-95-354266 COOK COUNTY RECORDER DEPT-10 PENALTY \$22.00

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in sod for the County and State aforesaid, DO HEREBY CERTIFY, that <u>Dennis Biedron</u> personally known to me to be the Vice President of the North Park Development Corporation and <u>Robert Pontarelli</u> personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before ne this day in person and

IMPRESS NOTORIAL SEAL HERE

severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said Corporation, 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.

Commission expires November 13, 19 95

Commission expires November 13, 19 95

Notary Public

OFFICIAL SEAL
Shirley A. Oshinski
Notary Public, State of Illinois
My Commission Expires 10 03

BOX 333-CTI

1546065/9504055 DM

Property of Cook County Clerk's Office

MAIL TO:

Daniel D. Hands 1301 W. 22rd St #615

CITY STATE ZIP)

ADDRESS PROPERTY:

3940 West Bryn Mawr, Unit 208

Chicago, Illinois 60659

The above address is for statustical purposes only and is not a part of this deed

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."

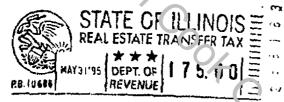
Prepared by: that Portarelle

1353 w Lawrence Chicago, 1660600

Cook County

REAL ESTATE TRANSACTION TAX

REVERUE STAMP MAY3198 FULHER 287.50







Property of Cook County Clerk's Office

PARCEL 1:

Unit 208 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 west 204.0 feet to the point of beginning, in Cook County, Illinois

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

PARCEL 2:

The exclusive right to the use of Parking Space 208 and Storage Space 208 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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