

# UNOFFICIAL COPY

## WARRANTY DEED

95358396

THE GRANTOR:  
ONTARIO STREET LOFTS  
LIMITED PARTNERSHIP, an Illinois  
limited partnership

. DEPT-01 RECORDING \$25.00  
. T#0012 TRAN 4439 06/02/95 15:00:00  
. #8938 # KB \*-95-358396  
. COOK COUNTY RECORDER

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 (\$10.00)

Ten and 00/100 Dollars, and other valuable consideration in hand paid, and pursuant to authority given by the  
General Partner of said Limited Partnership, **CONVEYS AND WARRANTS TO**

JON SEGAL  
224 West Belvidere Road  
Grayslake, Illinois 60030

25.00  
BT

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 name to be signed to these presents by its General Partner, and  
attested by its Assistant Secretary, this 1st day of May, 1995.

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

By: [Signature]  
Its: President

Attest: [Signature]  
Its: Assistant Secretary

STATE OF ILLINOIS, COUNTY OF COOK. 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 Ontario Street  
Lofts, Inc., general partner of Ontario Street Lofts Limited Partnership, 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 of said corporate general partner, they signed and delivered the said instrument pursuant to authority given  
by the general partner of said limited partnership, 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.

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

"OFFICIAL SEAL"  
TAMARA J. ELSENBACH  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/26/97

This instrument was prepared by Bruce C. Abrams Esq., 3257 North Sheffield, Chicago, IL 60657

MAIL TO: 411 West Ontario, Unit 105  
(Name)  
Chicago, IL 60610  
(Address)  
Chicago IL 60610  
(City, State and Zip)

ADDRESS OF PROPERTY:  
411 West Ontario, Unit 105  
Chicago, Illinois 60610  
The above address is for statistical purposes only and  
is not a part of this deed.  
SEND SUBSEQUENT TAX BILLS TO:

**BOX 333-CTI**

1992  
RAM

552855C

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Property of Cook County Clerk's Office

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 035716  
 55875

Cook County  
 REAL ESTATE TRANSACTION TAX  
 17450

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 JUN-2-95 DEPT OF REVENUE  
 149.00  
 PS 10686  
 238354  
 1007 016

95255096

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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. 105 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-9, 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;
4. covenants, conditions, restrictions of record;
5. applicable zoning and building laws, ordinances and restrictions;
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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