

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Kerr-Benton Corporation, a corporation created & and existing under & by virtue of the laws of the State of Illinois & duly authorized to conduct business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) & other good & valuable consideration, receipt of which is hereby acknowledged, & pursuant to authority given by the Board of Directors of said corporation

95372181

DEPT-01 RECORDING

\$23.00

T#0012 TRAN 4549 06/08/95 10:33:00

#1550 JM #-95-372181

COOK COUNTY RECORDER

CONVEYS AND WARRANTS to:

TRICIA L. TEATER of 1431 W. Thome, Chicago, Il 60660,

23.00

the following described Real Estate, to wit:

Parcel 1: Unit 1W in Columbia Park Condominium, as delineated on a survey of the following described real estate: Lot 11 in Block 1 in North Shore Boulevard Subdivision, being a subdivision of the East 1/2 of the Southwest 1/4 (except the South 30 acres) of Section 32, Twp. 41 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium, recorded as document 04017100, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of parking Space F, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid, recorded as Document 04017100

The tenant of Unit 1W has failed to exercise the right of first refusal.

Grantor also hereby grants to the Grantee, his 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.

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; general taxes not yet due and payable, public utility easements; easements, covenants and restrictions and building lines of record as set forth in the Declaration; applicable zoning and building laws or ordinances; provisions of the Condominium Property Act of Illinois.

REI #:11-32-305-015 Address: Unit 1W, 1236-38 W. Columbia, Chicago, Il. 60626

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its President and attested to by its Assistant Secretary, the 26th day of May, 1995.

KERR-BENTON CORPORATION

By: Barbara W. Cullen, Pres. Barbara W. Cullen, President

Attest: Charlotte Ziporyn, Ass't Sec'y

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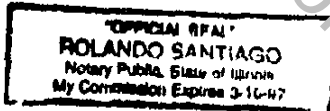
State of Illinois))
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Barbara W. Cullen, personally known to me to be the President of Kerr-Benton Corporation and Charlotte Ziporyn, personally known to me to be the 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 Secretary, they signed and delivered said instrument, 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 set forth therein.

Given under my hand and seal this 26th day of May, 1995



NOTARY PUBLIC



Commission expires: _____

This instrument was prepared by: Charlotte Ziporyn, 1324 W. Albion, 1E, Chicago, Il. 60626

MAIL TO: James T. DEFRICO, JR
3 first AL PLAZA
Suite 1515
CHGO IL. 60602

SEND SUBSEQUENT TAX BILLS TO:
TRICIA L. TEATER
1238 W. COLUMBIA Unit 1-W
CHGO IL. 60626

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN-795
798.75

95372181

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE JUN-795
106.50
Cook County
REAL ESTATE TRANSACTION TAX
JUN-795
52825

BOX 333-CTI

COOK CO. NO. 018
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