

UNOFFICIAL COPY

WARRANTY DEED

95373617

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

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)

DEPT-01 RECORDING 125.00
140012 TRAN 4562 06/08/95 14:26:00
1870 JH *-95-373617
COOK COUNTY RECORDER

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

MARIE HONKA
1560 North Sandburg Terrace, #1708
Chicago, Illinois 60610

25.00

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

[Signature]
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: Thomas Aokowis
(Name)
302 E Wacker 10th fl
(Address)
Chgo IL 60601
(City, State and Zip)

ADDRESS OF PROPERTY:
411 West Ontario, Unit 722
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

1995
250 DB RAH
250 908

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Property of Cook County Clerk's Office

95373617

CITY OF CHICAGO
STATE TRANSACTION TAX
178.00

CITY OF CHICAGO
STATE TRANSACTION TAX
667.50

STATE OF ILLINOIS
COUNTY OF COOK
STATE TRANSACTION TAX
178.00

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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. 722 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-37, 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 provided there is no violation of any of these items and that such items do not effect Purchaser's enjoyment of the property for residential purposes;
4. covenants, conditions, restrictions of record provided there is no violation of any of these items and that such items do not effect Purchaser's enjoyment of the property for residential purposes;
5. applicable zoning and building laws, ordinances and restrictions provided there is no violation of any of these items and that such items do not effect Purchaser's enjoyment of the property for residential purposes;
6. roads and highways, if any, provided there is no violation of any of these items and that such items do not effect Purchaser's enjoyment of the property for residential purposes;
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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