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WARRANTY DEED

ILLINOIS STATUTORY
(Individual to Individual)

96407766

25-45-03306

MAIL TO:

PHILIP H KIER
321 HOME AVE
OAK PARK, IL 60302

DEPT-01 RECORDING \$27.00
T#0012 TRAN 0772 05/30/96 10:17:00
\$9906 + CG *-96-407766
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:

CAROL W KING
600 South Dearborn
CHICAGO IL 60605

RECORDER'S STAMP

27.00

THE GRANTOR(S) Transportation Building Limited Partnership, an Illinois limited partnership
of the City of Chicago County of COOK State of Illinois
for and in consideration of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to Carol King

(GRANTEES' ADDRESS) 4332 N. Hermitage #2E
of the City of Chicago County of Cook State of Illinois
all interest in 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.

COOK
C.O. NO. 016
251054

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 28 '96 DEPT. OF REVENUE
102.00

51.00

96407766

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17-16-406-001, 002, 003, 004, 005, & 006
Property Address: Unit 406, 600 S. Dearborn, Chicago, Illinois

Dated this 26th day of April 19 96
(Seal) Transportation Building Limited partnership, an Illinois limited partnership
(Seal) BY: B.B.E. Limited Liability Company, an Illinois limited liability company, its general partner (Seal)

BY: Cheryl A. Bausoff
A Member

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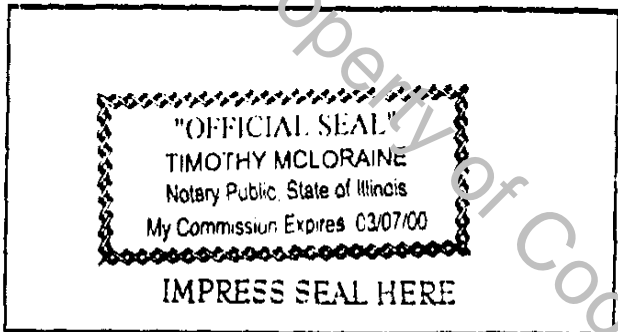
STATE OF ILLINOIS } 39.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Cheryl A. Bancroft
personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 26th day of April, 1996.

My commission expires on 3/27/2000 [Signature] Notary Public



_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Horwood, Marcus & Braun Chartered
333 W. Wacker Drive, St. 2800
Chicago, Illinois 60606

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative _____

96407766

PROPERTY TAX

765.00

TO

FROM

WARRANTY DEED
ILLINOIS STATUTORY

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EXHIBIT A

LEGAL DESCRIPTION:

Unit No. 406 in the Transportation Building Condominium as delineated on a survey of the following described real estate:

LOTS 1 THROUGH 12 BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THAT PART THEREOF TAKEN FOR DEARBORN STREET) IN THE SUBDIVISION OF BLOCKS 125 AND 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2.52 FEET NORTH AND 2.25 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 12 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE NORTH 81.42 FEET; THENCE EAST 20.30 FEET; THENCE SOUTH 6.30 FEET; THENCE EAST 23.18 FEET; THENCE NORTH 13.13 FEET; THENCE WEST 16.10 FEET; THENCE NORTH 42.44 FEET; THENCE EAST 17.83 FEET; THENCE NORTH 15.99 FEET; THENCE EAST 12.22 FEET; THENCE SOUTH 146.67 FEET; THENCE WEST 57.54 FEET WEST TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2.68 FEET SOUTH AND 2.47 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE EAST 57.32 FEET; THENCE SOUTH 130.08 FEET; THENCE WEST 13.14 FEET; THENCE SOUTH 2.20 FEET; THENCE WEST 16.53 FEET; THENCE NORTH 44.98 FEET; THENCE EAST 15.60 FEET; THENCE NORTH 12.82 FEET; THENCE WEST 43.38 FEET; THENCE NORTH 74.50 FEET TO THE POINT OF BEGINNING AND EXCEPT FROM SAID TRACT THE FOLLOWING THREE PARCELS LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +4.10 FEET CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.90 FEET CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 34.23 FEET SOUTH AND 2.65 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 20.85 FEET; THENCE SOUTH 27.15 FEET; THENCE EAST 20.85 FEET; THENCE NORTH 27.15 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.58 FEET SOUTH AND 16.09 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 13.50 FEET; THENCE SOUTH 14.60 FEET; THENCE EAST 13.50 FEET; THENCE NORTH 14.60 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 206.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 2.70 FEET; THENCE NORTH 1.12 FEET; THENCE WEST 11.28 FEET; THENCE SOUTH 15.17 FEET; THENCE EAST 11.28 FEET; THENCE NORTH 1.82 FEET; THENCE EAST 2.70 FEET; THENCE NORTH 12.23 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 96-338677; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 96338677, together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

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This Deed is subject to: general real estate taxes not yet due and payable; special taxes and assessments for improvements not yet completed; applicable zoning and building laws and ordinances; covenants, conditions, restrictions and building lines of record; party wall rights and agreements, if any; encroachments; the Declaration as amended from time to time; public, private and utility easements of record; limitations and conditions imposed by the Illinois Condominium Act; installments due after Closing for assessments levied pursuant to the Declaration; acts done or suffered by Purchaser.

The tenant of this Unit has either waived or failed to exercise its option to purchase this Unit. The Purchaser of the Unit was the tenant of the Unit prior to the conversion of the building to a condominium.

Grantor also hereby grants to 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 of Condominium 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 through the provisions of said Declaration were recited and stipulated at length herein.

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