

UNOFFICIAL COPY

WARRANTY DEED

STATUTORY (ILLINOIS) INDIVIDUAL TO INDIVIDUAL

THE GRANTOR, MCL VENTURES, L.L.C. an Illinois limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO DAVID C. PRANGE and KATHRYN PRANGE, husband and wife, not as Tenants in Common, not as JOINT TENANTS, but as Tenants by the Entirety, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

96501587

DEPT-01 RECORDING \$25.00
T#0012 TRAN 1140 06/28/96 13:56:00
#5731 # TD *-96-501587
COOK COUNTY RECORDER

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: 17-04-201-041-0000

Address(es) of Real Estate: 1500 N. North Park, Chicago, Illinois

2500
W

In Witness Whereof, said Grantor has herein caused its name to be signed to these presents by Daniel E. McLean, Manager of MCL VENTURES, L.L.C., an Illinois Limited Liability Company, this 21 day of June, 1996.

MCL VENTURES, L.L.C.

By: *Daniel E. McLean*
Daniel E. McLean, Manager

State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the Manager of MCL VENTURES, L.L.C., and 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 as the Manager, he signed and delivered the said instrument pursuant to authority of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the use and purposes therein set forth.

Given under my hand and official seal, this 21 day of June, 1996.

IMPRESS NOTARIAL SEAL
HERE CAROL KRINSKI

Carol Krinski
Notary Public

My Commission Expires _____

96501587

This instrument was prepared by Sachnoff & Weaver, Mr. Michael M. Kaplan, 30 S. Wacker Drive, Suite 2900, Chicago, Illinois 60606

Mail to: D. Lee Padgitt, 560 Green Bay Road, Suite 100, Winnetka, Illinois 60093

Send subsequent Tax Bill To

Mr. and Mrs. David Prange
1500 N. North Park
Chicago, Illinois

BOX 333-CTI

DLP DR 7601882

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Property of Cook County

048842 *
DEPT. OF REVENUE JUN28'96
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00

048841 *
DEPT. OF REVENUE JUN28'96
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00

048840 *
DEPT. OF REVENUE JUN28'96
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
999.00

048839 *
DEPT. OF REVENUE JUN28'96
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
884.25

105355 *
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
517.50

048838 *
DEPT. OF REVENUE JUN28'96
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
258.75

96501587

CONTROL 048

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EXHIBIT A

PARCEL 1:

LOT 64 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 AND 134 INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY THE CHICAGO TRANSIT AUTHORITY TO 1500 N. NORTH PARK L.L.C. DATED SEPTEMBER 19, 1995 AND RECORDED AS DOCUMENT 95692855 TO MAINTAIN A DRIVEWAY FOR INGRESS AND EGRESS ONLY OVER THE FOLLOWING DESCRIBED LAND:

THE EAST 16.0 FEET OF LOTS 51, 54, 55, 58, 59, 62, 63, 66, 67, 70, 71, 74, 75, 78, 79, 82, 83, 86, 87 AND 90 IN W.B. OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 AND 137, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 1 THROUGH 4 IN DIXON'S SUBDIVISION OF THE EAST 1/2 OF LOT 135, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 5 THROUGH 8 IN THE SUBDIVISION OF LOT 136, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 17, 20, 21, 24 AND 25 IN W.B. OGDEN'S SUBDIVISION OF LOTS 138, 139 AND THE RESUBDIVISION OF LOTS 142 TO 151 OF BRONSON'S ADDITION TO CHICAGO ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: REAL ESTATE TAXES FOR 1995, 2nd. installment AND SUBSEQUENT YEARS: ZONING AND BUILDING LINES AND ORDINANCES: UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT ENCROACH THEREON: DECLARATION OF 1500 NORTH PARK ALLEY USERS ASSOCIATION AND DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CHICAGO HOMES ON NORTH PARK (THE DECLARATION): AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASER'S USE AND ENJOYMENT OF THE PROPERTY.

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