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96552869

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING \$27.00
T#0012 TRAM 1389 07/19/96 12:29:00
45205 + DT *-96-552869
COOK COUNTY RECORDER

27

75 18959 +
6518959 +
96034477
Perez
Cain

THE GRANTOR, MELK DEVELOPMENT/MCL LINCOLN PARK L.P., an Illinois limited partnership, 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

ALAN E. DIGANGI AND EAY I. DIGANGI, ^{HIS WIFE} ~~NOT~~ BUT AS TENANTS BY THE ENTIRETY ^{F.D.}
of 905 W. BAILEY ROAD, NAPERVILLE, IL 60565
not in Tenancy in Common, ~~XXX~~ in JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-33-131-014, 14-33-131-043,
14-33-131-046, 14-33-131-047

Address of Real Estate: 430-G W. ARMITAGE AVENUE, Chicago, IL 60614

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL/LINCOLN PARK, INC., an Illinois corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL/LINCOLN PARK, INC., this (18) day of June 1996.

MELK DEVELOPMENT/MCL LINCOLN PARK L. P.,
an Illinois Limited Partnership

By: MCL/Lincoln Park, Inc.,
its general partner

By: Daniel E. McLean
Daniel E. McLean, President

Attest: Marilyn Walsh
Marilyn Walsh, Secretary

BOX 333-CTI

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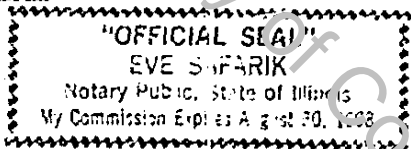
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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of MCL/LINCOLN PARK, INC., and Mariiyn Walsh 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 the President and Secretary, they signed and delivered the 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 therein set forth.

Given under my hand and official seal, on June 18, 1996.

IMPRESS
NOTARIAL SEAL
HERE



Eve Sifarik

Notary Public

8/30/98

My Commission Expires

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* 3
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 1996
RE 11133 48.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 1996 DEPT. OF REVENUE 406.00

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* 6
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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 1996
RE 11133 999.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 1996
RE 11133 203.00

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This instrument was prepared by Anne B. Cotter, 1337 W. Fullerton, Chicago, Illinois 60614.

Mail to: William W. MOHR
1220 IROQUOIS
Suite 204
NAPERVILLE, IL 60563

Send subsequent Tax Bill To:
ALAN E. DIGANGE
430 G WEST ARMITAGE
CHICAGO, IL 60611

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 1996
RE 11133 999.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 1996
RE 11133 999.00

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LEGAL DESCRIPTION

PARCEL 1:

UNIT D-109 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME; AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04007445; AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED FEBRUARY 16, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95112726; THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED APRIL 13, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95247399; THE FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED AUGUST 22, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95556201; THE FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 14, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95786634; AND THE SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED JANUARY 16, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96037822; AND THE SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED MARCH 8, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96178961; AND THE EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED APRIL 30, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96324198, AND THE NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED MAY 30, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96409184; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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 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.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1995 AND SUBSEQUENT YEARS; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND ANY AMENDMENTS THERETO AND A RESERVATION BY THE POINTE AT

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LINCOLN PARK CONDOMINIUM ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS OF THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION, AND ANY AMENDMENTS THERETO; UTILITY EASEMENTS OF RECORD PROVIDED THE FOREGOING PROPERTY DOES NOT ENCRACH THEREON; AND PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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