

# UNOFFICIAL COPY

96590331

WARRANTY DEED  
STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 1562 08/01/96 11:45:00  
#1419 # ER #-96-590331  
COOK COUNTY RECORDER  
The Above Space for Recorder's Use Only

THE GRANTOR, North Park Development Corporation

a corporation 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 One Hundred Fifty Five Thousand Dollars \*\*\*\*\* DOLLARS, in

hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto Ruth Blumenthal

of the City of Chicago in the County of Cook and State of Illinois the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"  
P.I.N. 13-02-300-002-8001, - 8002

In Witness Whereof, said Grantor has caused its corporate seal to be herelo affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, this 31 day of July 19 96

North Park Development Corporation

IMPRESS  
CORPORATE  
SEAL HERE

BY Dennis Biedron  
(VICE PRESIDENT)

ATTEST Robert Pontarelli  
(SECRETARY)

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 Dennis Biedron personally known to me to be the Vice President of the North Park Development Corporation and Robert Pontarelli personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 31 day in person and

"OFFICIAL SEAL"  
IMPRESS  
PATRICK W. PONTARELLI  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 12/28/99

severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said Corporation, and caused the corporate seal of said corporation to be affixed thereto, 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 this 31 day of July 19 96

Commission expires December 19 99

**BOX 333-CTI** Notary Public

7610417 J Dale  
90042582 RD.

25<sup>00</sup>  
m

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RECORDED

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MAIL TO:

Ken Bellah

Name

230 W. Monroe St. #2220

Address

Chicago, IL 60606

City, State, Zip

ADDRESS PROPERTY:

3900 West Bryn Mawr, Unit 305

Chicago, Illinois 60659

|    |    |                             |   |
|----|----|-----------------------------|---|
| 14 | 10 | CITY OF CHICAGO             | * |
| 13 | 00 | REAL ESTATE TRANSACTION TAX | * |
| 12 | 00 | DEPT. OF                    | * |
| 11 | 00 | REVENUE AUG-1986            | * |
| 10 | 00 | PR. 1024                    | * |
|    |    | 988.00                      | * |

The above address is for statistical purposes only and is not a part of this deed.

"This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument."

|    |    |                             |   |
|----|----|-----------------------------|---|
| 13 | 00 | CITY OF CHICAGO             | * |
| 12 | 00 | REAL ESTATE TRANSACTION TAX | * |
| 11 | 00 | DEPT. OF                    | * |
| 10 | 00 | REVENUE AUG-1986            | * |
| 09 | 00 | PR. 1024                    | * |
|    |    | 141.00                      | * |

This instrument was prepared by:

Patrick W. Fontarelli  
4053 W. Lawrence Ave  
Chicago, IL 60630

|    |    |                             |   |
|----|----|-----------------------------|---|
| 13 | 00 | STATE OF ILLINOIS           | * |
| 12 | 00 | REAL ESTATE TRANSACTION TAX | * |
| 11 | 00 | DEPT. OF                    | * |
| 10 | 00 | REVENUE AUG-1986            | * |
| 09 | 00 | PR. 1024                    | * |
|    |    | 152.00                      | * |

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|    |    |                             |   |
|----|----|-----------------------------|---|
| 13 | 00 | Cook County                 | * |
| 12 | 00 | REAL ESTATE TRANSACTION TAX | * |
| 11 | 00 | REVENUE                     | * |
| 10 | 00 | STAMP AUG-1986              | * |
| 09 | 00 | PR. 1024                    | * |
|    |    | 76.00                       | * |

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## PARCEL 1:

Unit 305 in Conservancy at North Park Condominium I as delineated on a survey of the following described premises:

*THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 833.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 0 DEGREES 06 MINUTES 24 SECONDS EAST ON THE EAST LINE OF SAID TRACT A DISTANCE OF 583 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT A DISTANCE OF 255.38 FEET; THENCE NORTH A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE 89.0 FEET; THENCE WEST 78.0 FEET, THENCE NORTH 10.0 FEET, THENCE WEST 48.0 FEET, THENCE SOUTH 20.0 FEET, THENCE WEST 78.0 FEET THENCE SOUTH 89 FEET THENCE EAST 204 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS*

which survey is attached to Declaration of Condominium recorded as Document 94923282 together with its undivided percentage interest in the common elements.

## PARCEL 2:

The exclusive right to the use of Parking Space 305 and Storage Space 305, Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 94923282

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded October 28, 1994 as Document 94923282 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

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