

# UNOFFICIAL COPY

90680663

**WARRANTY DEED**  
Statutory (ILLINOIS)  
(Corporation to Individual)

DEPT-01 RECORDING 00.00  
T00004 TRAN 4375 09/05/96 16:14:00  
05371 0 51K \*--23-680663  
COOK COUNTY RECORDER

THE GRANTOR, LINCOLN LOFTS, INC.,  
an Illinois corporation, a corporation created  
and existing under 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 Ten and  
No/100 DOLLARS, and pursuant to proper  
authority of said corporation, CONVEYS  
AND WARRANTS to:

DEPT-01 RECORDING 023.50  
T00004 TRAN 437  
05367 0 51K--4  
COOK COUNTY R

MICHAEL J. DOBRZ  
353 W. Dickens #1W  
Chicago, IL 60614

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

See Exhibit A attached hereto and made a part hereof.

In Witness Whereof, Grantor has caused its name to be signed to these presents by its President and attested this 3rd day of September, 1996.

LINCOLN LOFTS, INC., an Illinois corporation

By: Alfred M. Klairmont

Alfred M. Klairmont  
Its: President

2350

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )

1st AMERICAN TITLE (order # 097358)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Alfred M. Klairmont, personally known to me to be the President of Lincoln Lofts, Inc., an Illinois corporation, 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 severally acknowledged that as such President signed and delivered the said instrument to proper authority 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 3rd day of September, 1996.

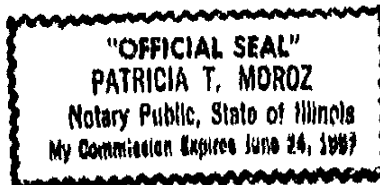
Commission expires: \_\_\_\_\_, 199\_\_

Patricia T. Moroz  
NOTARY PUBLIC

This instrument was prepared by Alan B. Roth, 225 W. Wacker Drive, Suite 2600, Chicago, Illinois 60606

MAIL TO:

DANIEL C. TARESALE ESQ.  
17239 S. CORK PARK AVE.  
TINLEY PARK, IL 60477



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9635433996

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## EXHIBIT A TO WARRANTY DEED

### LEGAL DESCRIPTION:

UNIT 203 IN LINCOLN LOFTS CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 3 THROUGH 13, INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 9-05-96 AS DOCUMENT 96-12310, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

### PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACE 3, A LIMITED COMMON ELEMENT AS SET FORTH IN DECLARATION OF CONDOMINIUM AFORESAID.

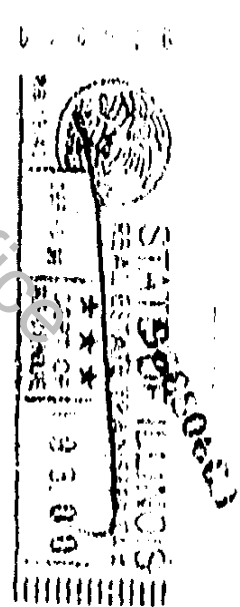
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium and Declaration of Covenants, Conditions, Restrictions and Easements aforesaid, and Grantor reserves the rights and easements set forth in said Declarations 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 Declarations the same as though the provisions of said Declarations 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 of Condominium;
3. the Declaration of Covenants, Conditions, Restrictions and Easements;
4. public, private and utility easements;
5. covenants, conditions, restrictions of record; applicable zoning and building laws, ordinances and restrictions;
6. applicable zoning and building laws, ordinances and restrictions;
7. roads and highways, if any;
8. acts done or suffered by the Grantee; and
9. Grantee's mortgage.

Commonly Known As: 3151 North Lincoln Avenue, Chicago, IL 60657  
 Permanent Index Nos: 14-29-100-002, 14-29-100-003, 14-29-100-004, and 14-29-100-005



Cook County  
**REAL ESTATE TRANSACTION TAX**  
 REVENUE STAMP SEP 06 96  
 No. 10847  
 96.50

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 723.75  
 RECEIVED AND PAID  
 723.75

PAID 09/05/96 11:01

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