

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)  
(Illinois) 2008059 1/3

JOINT TENANCY

96707571

THIS AGREEMENT, made this 31 day of August, 1996 between Nina Olshansky Co., Inc., 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, party of the first part, and Doug O'Rcark and Jessica Jonikas, 3842 N. Greenview, Chicago, Illinois, party of the second part,

DEPT-01 RECORDING \$23.50  
T30009 TRAN 4502 09/17/96 14:42:00  
#6709 # SK \*-96-707571  
COOK COUNTY RECORDER

as joint tenants WITNESSETH, that the party of the first part, for and in consideration of the sum of \$167,000 Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

23.50

Parcel 1:  
Unit 3, in the 4515 N. SEELEY CONDOMINIUM as delineated on a survey of the following described real estate:

THE NORTH 5 1/2 FEET OF LOT 15 AND THE SOUTH 25 FEET OF LOT 16 IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 6, 7, AND 12 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY THE COLE TAYLOR BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1971 AND KNOWN AS TRUST NUMBER 95-4091 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 96667523. TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96667523.

"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 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."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 14-18-128-015

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 14-18-128-015-0000

Address(es) of Real Estate: 4515 North Seeley, Unit 3, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.



Nina Olshansky Co., Inc.  
BY: NINA OLSHANSKY  
President  
ATTEST: NINA OLSHANSKY  
Secretary

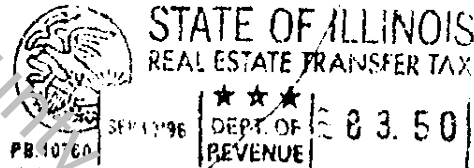
This instrument was prepared by: Phillip I. Rosenthal, 7337 N. Lincoln, Lincolnwood, Illinois 60646 P 283

SEND SUBSEQUENT BILLS TO:

MAIL TO: Gary Benson  
2615 N. Sheffield  
Chicago, Illinois 60614

Douglas O'Roark  
4515 N. Seeley, #3  
Chicago, Illinois 60625

OR TO RECORDER'S OFFICE BOX NO. \_\_\_\_\_

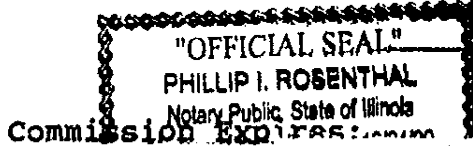


STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Nina Olshansky is personally known to me to be the President of NINA OLSHANSKY CO., INC., an Illinois corporation, Nina Olshansky, is, 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 such

President and Secretary they signed and delivered the said instrument 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 August, 1996.



Notary Public  
1/24/99

96707371

