

UNOFFICIAL COPY

96736477

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

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:

CHRISTOPHER M. WHEATON
1410 W. BYRON
CHICAGO, IL 60657

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.

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In Witness Whereof, Grantor has caused its name to be signed to these presents by its President this 25th day of September, 1996.

LINCOLN LOFTS, INC., an Illinois corporation

By: _____

Alfred M. Klairmont
Alfred M. Klairmont

Its: _____

President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

96736477

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.

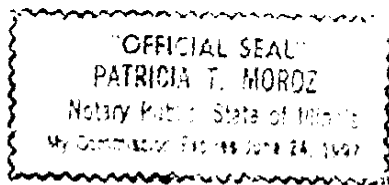
Given under my hand and official seal, this 25 day of September, 1996.

Commission expires 6-24, 1997

Patricia T. Moroz
NOTARY PUBLIC

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

MAIL TO: Alan B. Roth
225 W. Wacker Drive, Suite 2600
Chicago, Illinois 60606



1st AMERICAN TITLE order # (97375 YU) of 2

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2025-06-06

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EXHIBIT A

LEGAL DESCRIPTION:

UNIT 307 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 "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 96672710, 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 44T, 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; the Declaration of Condominium;
2. the Declaration of Covenants, Conditions, Restrictions and Easements;
3. public, private and utility easements;
4. covenants conditions, restrictions of record; applicable zoning and building laws, ordinances and restrictions;
5. applicable zoning and building laws, ordinances and restrictions,
6. roads and highways, if any;
7. acts done or suffered by the Grantee; and
8. 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

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CITY OF CHICAGO	
REAL ESTATE TRANSACTION TAX	
DEPT. OF REVENUE SERVICES FEBRUARY 1998	788.88

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CITY OF CHICAGO	
REAL ESTATE TRANSACTION TAX	
DEPT. OF REVENUE SERVICES FEBRUARY 1998	786.87

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STATE OF ILLINOIS	
REAL ESTATE TRANSACTION TAX	
REVENUE	

102.28

REAL ESTATE TRANSACTION TAX
REVENUE
STATE OF ILLINOIS
FEBRUARY 1998

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