

# UNOFFICIAL COPY

130070031

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

96770031

FILE # 0973491MB  
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:

DEPT-01 RECORDING \$23.00  
T#0009 TRAN 4893 10/08/96 16:27:09  
\$1118 & SK \*-96-770031  
COOK COUNTY RECORDER

CHRISTOPHER M. KENNEDY AND  
LISA B. KENNEDY  
(formerly known as Lisa B. Sanders)  
728 W. Jackson  
Chicago, Illinois 60902

as Joint Tenants with rights of survivorship, 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 25th day of September, 1996.

LINCOLN LOFTS, INC., an Illinois corporation

By:

Alfred M. Klairmont  
Alfred M. Klairmont  
Its: President

96770031

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

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.

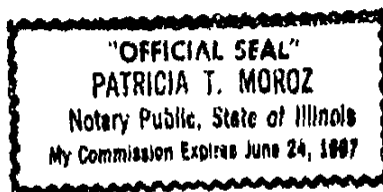
Given under my hand and official seal, this 24<sup>th</sup> day of October, 1996.

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



UNOFFICIAL COPY

Property of Cook County Clerk's Office

90710031

# UNOFFICIAL COPY

EXHIBIT A

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE 001-496  
 PD. 11118

508.13

**LEGAL DESCRIPTION:**

UNIT 201 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 SURVBY 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 C-2, 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 restriction;
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, Illinois 60657  
 Permanent Index Nos: 14-29-100-002, 14-29-100-003, 14-29-100-004, and 14-29-100-005

STATE OF ILLINOIS  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 1 2 5 5 0

96770031

Cook County  
 REAL ESTATE TRANSACTION TAX  
 RECEIVED  
 STAMP  
 No. 10867

6776

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE 001-496  
 PD. 11118

508.12

UNOFFICIAL COPY

Property of Cook County Clerk's Office

98770031