

# UNOFFICIAL COPY

96772855

## WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL

- . DEPT-01 RECORDING \$27.00
- . T40012 TRAN 2315 10/09/96 15:10:00
- . #1083 # CG #-96-772855
- . COOK COUNTY RECORDER

Property of Cook County Clerk's Office

THE GRANTOR, MELK DEVELOPMENT/MCL LINCOLN PARK L.P., an Illinois limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

277

BENJAMIN ROSENTHAL  
of 350 WEST BELDEN, CHICAGO, IL 60610

an unmarried man, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-33-131-014, 14-33-131-043,  
14-33-131-046, 14-33-131-047

Address of Real Estate: 2040-D NORTH LINCOLN AVE., Chicago, IL 60614

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Anne B. Cotter, Vice President of MCL/LINCOLN PARK, INC., an Illinois corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL/LINCOLN PARK, INC., this 1st day of October 1996.

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MELK DEVELOPMENT/MCL LINCOLN PARK L. P.,  
an Illinois Limited Partnership

By: MCL/Lincoln Park, Inc.,  
its general partner

By: [Signature]  
Anne B. Cotter, Vice President

Attest: [Signature]  
Marilyn Walsh, Secretary

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
OCT 9 1996  
REVENUE 235.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP OCT-9'96  
#11424  
132.50

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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 Anne B. Cotter personally known to me to be the Vice President of MCL/LINCOLN PARK, INC., and Marilyn Walsh 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 the Vice President and Secretary, they signed and delivered the said instrument 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, on October 1, 1996.

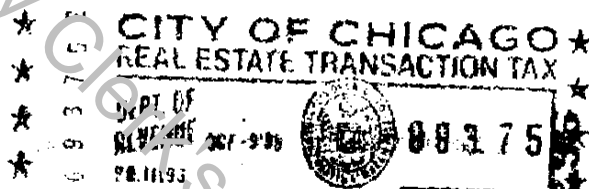
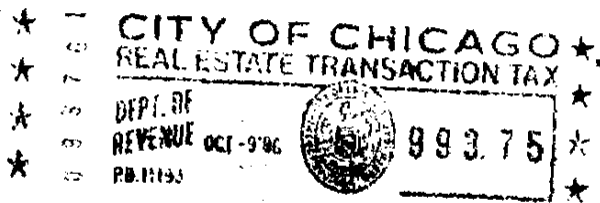
IMPRESS  
NOTARIAL SEAL  
HERE



Eve Safarik  
Notary Public

8/30/98

My Commission Expires



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This instrument was prepared by Anne B. Cotter, 1337 W. Fullerton, Chicago, Illinois 60614.

Mail to: Benjamin Rosen

Send subsequent Tax Bill To:

Marc H. Pullman  
187 N. LaSalle #2420  
Chicago, IL 60601

Benjamin Rosen  
1040 N. Lincoln - Unit D  
Chicago, IL 60614

**BOX 333-CTI**

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## LEGAL DESCRIPTION

PARCEL 1:

UNIT C-134 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME; AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04007445; AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED FEBRUARY 16, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95112726; THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED APRIL 13, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95247399; THE FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED AUGUST 22, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95556201; THE FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 14, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95786634; AND THE SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED JANUARY 16, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96037822; AND THE SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED MARCH 8, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96178961; AND THE EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED APRIL 30, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96324198; AND THE NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED MAY 30, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96409184; AND THE TENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED JULY 25, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96570029; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO 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; AFORESAID, 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.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1995 AND SUBSEQUENT YEARS;

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ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND ANY AMENDMENTS THERETO AND A RESERVATION BY THE POINTE AT LINCOLN PARK CONDOMINIUM ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS OF THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION, AND ANY AMENDMENTS THERETO; UTILITY EASEMENTS OF RECORD PROVIDED THE FOREGOING PROPERTY DOES NOT ENCROACH THEREON; AND PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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