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96854662

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING 427.00
 T#0012 TRAM 3007 11/07/96 15:11:00
 4433 # CG #-96-854662
 COOK COUNTY RECORDER

2700
201

THE GRANTOR, Melk Development/MCL Cornell Square 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

ANN

JOSEPH F. BAUGHER and JUDITH A. ROBINSON
of 4940 EAST END AVE., CHICAGO, IL 60615

as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, 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) for 1996: 20-11-217-035-1001
1995 and prior years: 20-12-101-003

Address of Real Estate: 4926-F S. CORNELL, Chicago, IL 60615

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL Ventures, Inc., an Illinois Corporation, its general partner and attested by Anne P. Cotter, Vice-President of MCL Ventures, Inc., this 25TH day of October, 1996.

Melk Development/MCL Cornell Square L.P.,
a Illinois limited partnership

By: [Signature]
Daniel E. McLean, President

Attest: [Signature]
Anne P. Cotter, Vice-President

BOX 333-CTI

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14272
26-25-688 Feb
Faw/1996

PROCESSED BY COOK COUNTY CLERK'S OFFICE

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★ 0 5 2 1 4 2 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE NOV-7'78 ★
★ P.B. 11167 ★



725.00


96854662

★ 0 5 2 1 4 3 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE NOV-7'91 ★
★ P.B. 11167 ★



725.00

★ 0 5 2 1 4 4 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF ★
★ REVENUE NOV-7'96 ★
★ P.B. 11167 ★



725.00

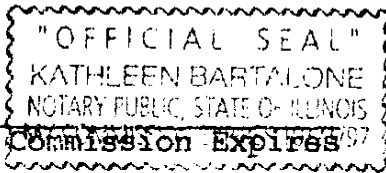
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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of MCL Ventures, Inc., and Anne B. Cotter personally known to me to be the Vice-President 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 President and Vice-President, 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.

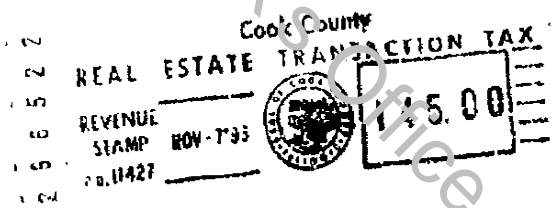
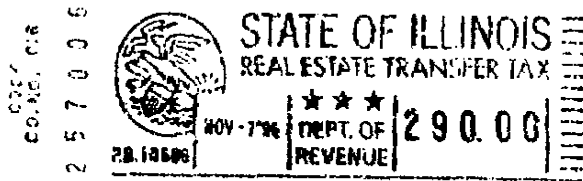
Given under my hand and official seal, on October 25, 1996.

IMPRESS
NOTARIAL SEAL
HERE

Kathleen Bartalone
Notary Public



This instrument was prepared by Daniel E. McLean, 1337 W. Fullerton, Chicago, Illinois 60614.



96854652

Mail to: WEN CHENKOW
1535 E. 53rd St.
CHICAGO, ILL 60615

Send subsequent Tax Bill To: JOYCE BAUGHN
4926-F S. CORRETT
CHICAGO, ILL 60615

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LEGAL DESCRIPTION

PARCEL 1:

UNIT A-6 ~~ADDITIONAL~~ IN CORNELL SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

CERTAIN LOTS IN CORNELL SQUARE SUBDIVISION IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 12 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95639734, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS, USE AND ENJOYMENT, OVER AND UPON AND DESCRIBED AND SET FORTH IN DECLARATION OF EASEMENT, RECORDED AS DOCUMENT 95580574 AND IN DEED RECORDED AS DOCUMENT 95580574

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR CORNELL SQUARE CONDOMINIUM AS AMENDED (THE "DECLARATION") OR PLAT OF RESUBDIVISION AND A RESERVATION BY CORNELL SQUARE CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNED, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; UTILITY EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; EASEMENT FOR INGRESS/EGRESS FOR CORNELL SQUARE SINGLE FAMILY RESIDENCES; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); ORDINANCES RECORDED AS DOCUMENT NO. 6753370 TO 6753376; HYDE PARK RENEWAL REDEVELOPMENT AREA RECORDED AS DOCUMENT NO. 18240483; COVENANT IN DECLARATION RECORDED AS DOCUMENT NO. 25142557; COVENANTS AND EASEMENTS IN DEED RECORDED AS DOCUMENT NO. 94661055; RESERVATIONS IN CERTIFICATE RECORDED AS DOCUMENT NO. 9617725; NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF RETAINING WALL RECORDED AS DOCUMENT NO. 94661055; SEWER ACCESS EASEMENT RECORDED AS DOCUMENT NO. 2760471 AND GRANT RECORDED AS DOCUMENT NO. 3423136; COVENANT RECORDED AS DOCUMENT NO. 95027480; DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 95580574 AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER BUYER AGAINST LOSS OR DAMAGE.

95580574

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