

UNOFFICIAL COPY

96874150

WARRANTY DEED
STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING \$25.00
T#0012 TRAM 3094 11/15/96 14:51:00
#7604 CG *-96-874150
COOK COUNTY RECORDER
The Above Space for Recorder's Use Only

THE GRANTOR, North Park Development Corporation

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, for and in consideration of the sum of One Hundred Fifty Nine Thousand Five Hundred ***** DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto **John J. Hogan and Virginia M. Hogan**

of the City of Chicago in the County of Cook and State of Illinois the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"
P.I.N. 13-02-300-002-8001, - 8002

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, this 8th day of July, 1996

North Park Development Corporation

IMPRESS
CORPORATE
SEAL HERE

BY [Signature]
(VICE PRESIDENT)

ATTEST [Signature]
(SECRETARY)

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 Dennis Biedron personally known to me to be the Vice President of the North Park Development Corporation and Robert Pontarelli 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

IMPRESS
"OFFICIAL SEAL"
PATRICK W. PONTARELLI
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 12/8/99

severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument as Vice President and Secretary of said Corporation, 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 19 day of July, 1996

Commission expires December 1999

[Signature]
Notary Public

761647850

9605/0293 RD.

96874150

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MAIL TO

STEPHEN A. GORMAN

Name

30 W. La Salle Ste 3000

Address

Chicago, IL 60602

(City, State, Zip)

ADDRESS PROPERTY:

3950 West Bryn Mawr, Unit 303

Chicago, Illinois 60659

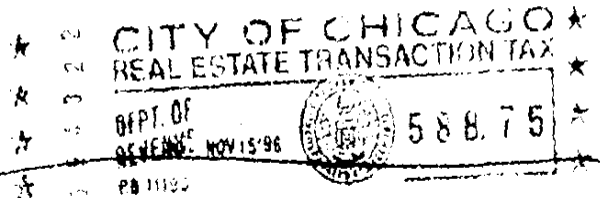
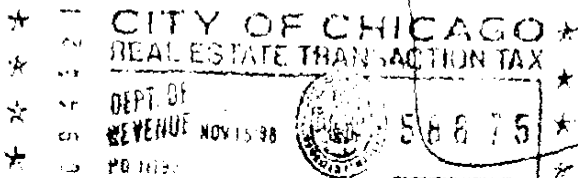
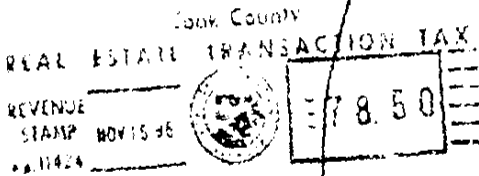
The above address is for statistical purposes only and is not a part of this deed

"This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument."

This instrument was prepared by:

Patrick W. Pontarilli
4353 W. Lawrence Ave.
Chicago, IL 60630

96874150



BOX 333-CTA

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1:

Unit 303 in Conservancy at North Park Condominium IV as delineated on a survey of the following described premises:

That part of the East 833 feet of the West 883 feet of the North 583 feet of the South 633 feet of the Southwest 1/4 of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, (Except that part of the land dedicated for public roadway by Document 26700736) Described as follows: Commencing at the Northwest corner of said tract; Thence East on the North line of said tract a distance of 131.91 feet; Thence South 70.50 Feet to the point of beginning Thence continuing South on the last described line 264 Feet, Thence East 89.0 Feet, Thence North 78.0 feet, thence East 10 feet, Thence North 48 Feet, Thence West 10 Feet, Thence North 78.0 Feet, Thence West 89 Feet to the point of beginning in Cook County, Illinois.

which survey is attached to Declaration of Condominium recorded as Document 95171295 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking Space³⁰³ and Storage Space³⁰³ Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95171295.

PARCEL 3:

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded as Document 95171295 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

This Deed is subject only to the following: General taxes not yet due and payable; public utility easements; easements, covenants, restrictions and building lines of record, and as set forth in the Declaration of Condominium and the Master Declaration; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations contained in the aforesaid Declarations and reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declarations; provisions of Condominium Property Act of Illinois.

96877150

UNOFFICIAL COPY

Property of Cook County Clerk's Office