UNOFFICIAL COPY

96979387

59A

WARRANTY DEED

GRANTOR(S). SHARKO'S WEST, INC., a Corporation of Illinois, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE, DOUGLAS S. BENSON, of 6323 West 64th Place, Chicago, Illinois 60638, all interest in the following described real catalet:

. DEPT-01 RECORDING

\$23,50

. T#0014 TRAN 0192 12/30/96 14:08:00

43359 + JW +-96-979387

COOK COUNTY RECORDER

FOR RECORDER'S USE

See Legal on page 2

2350

SUBJECT TO: (1) Real estate tions for the year 1996 and subsequent years; (2) Covenants, conditions, restrictions and easements of record; (3) An applicable zoning laws and ordinances; hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD, the above granted primises unto the GRANTEE(S) forever

Dated: December 13, 1996

Attested By

Donald Sharko.

President of Sharko's West, Inc.

Stephen Sharko.

Secretary of Sharko's West, Inc.

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK

ATGF, INC

I, the undersigned a Notary Public in and for the County and State aforesaid Do Hereby Certify that Donald Sharko and Stephen Sharko, of Sharko's West, Inc. Personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary appeared before me this day in person and acknowledged that they signed, scaled and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notorial Seaf this 12th day of December, 1996

"OFFICIAL SEAL"

James J. Kash

Notary Public. State of Illinois & My Commission Expires 08/02/99 & Action Commission

Prepared by:

James J. Kash, 6545 West Archer Avc., Suite 4, Chicago, Illinois 60638

Return to:

Kenneth W. Grzymek, 6204 West 63rd Street, Chicago, Illinois 60638

MAIL

96870257

UNOFFICIAL COPY

UNIT 6313-1D IN HALE PARK PLACE CONDOMINIUMS BUILDING B, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 6 THOURGH 10. BOTH INCLUSIVE, IN BLOCK 16, IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS: WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR HALE PARK PLACE CONDOMINIUMS MADE BY SHARKO'S WEST INC., AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ILLINOIS, AS DOCUMENT NO. 96888279 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HALE PARK PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION AND SURVEY RECORDED AS DOCUMENT NO. 95871251 AND SUBSEQUENTLY AMENDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ILLINOIS.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described 1022 estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium and amendments thereto, aforesaid, and grantor reserves to itself, its successor 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 and amendments the lawle as though the provisions of said Declaration and amendments were recited and stipulated at length herein.

PIN:

19-20-100-013, 19-21-100-014, 19-20-100-015,

19-20-100-016, & 19-20-100-017

Common Address:

6313 West 63rd Street, Unit 1D, Colcago, Illinois 60638

