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96077957

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

. DEPT-01 RECORDING	\$25.00
. T#0012 TRAN 8935 01/30/96 10:20:00	
. #2376 \$ CG # -96-077957	
. COOK COUNTY RECORDER	

182
 Mrs
 75 4 77/88
 5478

25.00

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

^{S.}
CAROL BIEGEL
of 11449 PRESCOTT, WESTCHESTER, IL 60154

a single woman, not married, 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): 14-33-132-010, 14-33-132-011
 14-33-132-012, 14-33-132-027
 14-33-132-029, 14-33-132-032
 14-33-132-034, 14-33-132-035
 14-33-132-036, 14-33-132-037
 14-33-132-038, 14-33-132-039

Address of Real Estate: 425-N W. DICKENS AVE., Chicago, IL 60614

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL/LINCOLN PARK INC., an Illinois corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL/LINCOLN PARK, INC., this 2nd day of November, 1995.

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

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

By: *Daniel E. McLean*
Daniel E. McLean, President

Attest: *Marilyn Walsh*
Marilyn Walsh, Secretary

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Property of Cook County Clerk's Office

★ 031411
★ DEPT. OF REVENUE JAN 20 96
★ REAL ESTATE TRANSACTION TAX
★ CITY OF CHICAGO
★ 999.00
★ DEPT. OF REVENUE JAN 20 96
★ REAL ESTATE TRANSACTION TAX
★ CITY OF CHICAGO

★ 031411
★ DEPT. OF REVENUE JAN 20 96
★ REAL ESTATE TRANSACTION TAX
★ CITY OF CHICAGO
★ 678.00
★ DEPT. OF REVENUE JAN 20 96
★ REAL ESTATE TRANSACTION TAX
★ CITY OF CHICAGO

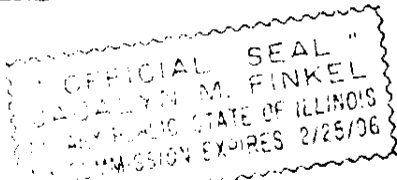
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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of MCL/LINCOLN PARK, INC., and Marilyn Walsh 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 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 November 2, 1995.

IMPRESS
NOTARIAL SEAL
HERE



Marilyn M. Finkel
Notary Public

My Commission Expires

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

STATE OF ILLINOIS REAL ESTATE TRANSACTIONS	COOK County REAL ESTATE TRANSACTION TAX
JAN 3 1996 REVENUE 450.00	REVENUE STAMP JAN 3 '95 45.00

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Mail to: DIANE F CARROLL, ESQ
557 S WASHINGTON, #219
NAPERVILLE, IL
60540

Send subsequent Tax Bill To:
CAROL BIEGL
425 W. DICKENS
UNIT # 2
CHICAGO, IL 60617

BOX 333-CTT

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LEGAL DESCRIPTION

PARCEL 1:

UNIT B-87 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 64007445; 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; AND 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; 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 1994 AND SUBSEQUENT YEARS; 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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