96130812

WARRANTY DEED

THE GRANTOR: LAB-LOFTS, L.L.C., a Delaware limited limbility company

created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of (\$15.00) . DEPT-01 RECORDING

125,00

- T#0012 TRAN 9215 02/20/96 14:40:00
- #1444 # CG #-96-130812
 - COOK COUNTY RECORDER

Ten and 60/100 Dollars, and other valuable consideration in hand paid, and pursuant to ambority given by the Manager/Member of said company, CONVEYS (ND WARRANTS to

BRAD DEGRAFF, a single man, not married 116 Penn Ct.

Glorpiew, IL 60025-5921

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

See Exhibit A attached heroto and made a part heroof.

In Witness Whereof, sold Grantor has caused its name to be signed to these presents by its Manager/Member, this 6th day of Yebruary, 1996.

By: LAB-Lobs, L.L.C.

Re

Its: Manager/Member

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Newry Jubic, in and for the County and State-aforesaid, DO HEREBY CERTIFY, that Bruce C. Abrams, acting in his capacity as Manager of LAB-Lofts, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose same is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed, scaled and delivered this instrument as his free and voluntary act, and the free and voluntary act of said company, for the uses and purposes herein set forth.

Given under my hand and official scal, this 6th day of February, 1996.

NOTARY PUBLIC
Commission expires 3 3 1

\$ t

" OFFICIAL SEAL"
JACALYN M. EINKEL
ROTHN POBLIC, TATE OF BEINETS
MY COMMISSION FX-1915 (1755)96

This instrument was prepared by Bruce C. Abrams Esq., 350 West Hubbard #301, Chicago, IL. 60610

MAIL TO:

BRAD DE GRAFF

1601 W SCHOOL CT. #1/06

CHICAGO , 21 60651

(City, State and Zip)

ADDRESS OF PROPERTY:

1601 West School Street, Unit 406

Chleago, Illinois 60657

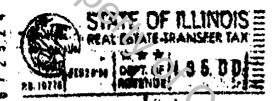
The above address is for statistical purposes only and is not a part of this deed.

SEND SUBSEQUENT TAX BILLS TO:

BOX 333-CTI

3

1800.196



Cook Cour.

9 2₆ 5,4

CHS

900 -

CHGO

• • •

4.87.50

96130612

EXHIBIT A TO WARRANTY DEED

,1661 West School Street, Chicago, Illinois 60657 / FIN 14-19-426-027 & 14-19-431-001, 002

Thit No. 406 in The Tower Lofts Condominium as delineated on a survey for the following described real estate:

PARCEL 1: LOTS 1 AND 3 IN LINCOLN, ASHLAND, BELMONT SUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 46 NORTH, RANGE, 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95658937, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMPN'S FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT GV THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT 95658935 AND IN THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT 95658936.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF P-79, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 95026937.

Grantox also hereby grants to the 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 covariants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

- current non-delinquent real estate taxes and taxes for subsequent years;
- 2. the Declaration;
- Operating Agreement;
- 4. Lincoln, Belmont & Ashland Redevelopment Agreement
- 5. public, private and utility easements;
- 6. covenants, conditions, restrictions of record;
- 7. applicable zoning and building laws, ordinances and restrictions;
- 8. roads and highways, if any;
- 9. title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- 10. matters over which the Escrowes is willing to insure;
- 11. acts done or suffered by the Purchaser; and
- 12. Purchaser's mortgage.

96130812

Property or Cook County Clerk's Office