# 15-77-785 DB-LUDER

UNOFFICIAL COPY 98137913

### **.**WARRANTY DEED

THE GRANTOR: LAB-LOFTS, L.L.C., a Delaware limited liability 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 (\$10.00)

. DEPT-01 RECORDING

\$25,00

. T\$0012 TRAN 9246 02/22/96 10:23:00

42568 + C.G \*--96-137913

- COOK COUNTY RECORDER

Ten and 00/100 Follars, and other valuable consideration in hand paid, and pursuant to authority given by the Manager Member of said company, CONVEYS AND WARRANTS to

JAMES A. SWAKTZ 1733 N. North Park Ave Chicago, Illinois 60614

By: LAB-Lofts, L.L.C

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

See Exhibit A attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager/Member, this 3rd day of January, 1996.

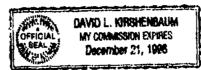
instrument, appeared before me this day in person and severally acknowledged that he signed scaled and delivered this

Its: Manager/Member

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Photic, in and for the County and Soft 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 name is subscribed to the foregoing.

instrument as his free and voluntary act, and the free and voluntary act of said company, for the wee and purposes here set forth.

Given under my hand and official seal, this 3rd day of January, 1996.



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

MAIL TO: FOY LUNDGUIFT	ADDRESS OF PROPERTY: 1601 West School Street, Unit 311
(Name)	Chicago, Illinois 60657
300 N. STATE GTE 4312	The above address is for statistical purposes only and is not a part of this deed.
(Address)	SEND SUBSEQUENT TAX BILLS TO:
ementse, The lease	
(City, State and Zip)	

# **UNOFFICIAL COPY**



Cook County 69.50

SACTION TAX

C/C/742.50

8137913

## **UNOFFICIAL COPY**

### EXHIBIT A TO WARRANTY DEED

1601 West School Street, Chicago, Illinois 60657 PIN 14-19-426-027 & 14-19-431-001, 002

Unit No. 311 in The Tower Lofts Condominium as delineated on a survey of 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 40 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 PRICENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF 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.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtanant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condomnium, 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.

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;
- 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 Escrowee is willing to insure;
- 11. accs done or suffered by the Purchaser; and
- 12. Purchaser's mortgage.

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