

96179336

WARRANTY DEED

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

DEPT-01 RECORDING \$25.00  
700012 TRAN 9534 03/08/96 15109100  
40153 + ER: \*-96-179336  
COOK COUNTY RECORDER

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)

25.

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

JILL E. SEPECZI, JOSEPH S. SEPECZI, AND SANDRA L. SEPECZI  
not as Tenants in Common, but as Joint Tenants with the right of survivorship  
225 W Huron, #618  
Chicago, Illinois 60610

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  
20th day of February, 1996.

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

By: [Signature]  
Its: Manager/Member

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, 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 name is subscribed to the foregoing  
instrument, appeared before me this day in person and severally acknowledged that he signed, sealed 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 seal, this 20th day of February, 1996.

[Signature]  
NOTARY PUBLIC  
Commission expires \_\_\_\_\_ 19\_\_

" OFFICIAL SEAL "  
JACALYN M. FINKEL  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/25/95

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

MAIL TO: JILL SEPECZI  
(Name)  
1601 W. SCHOOL #310  
(Address)  
CHGO, IL 60657  
(City, State and Zip)

ADDRESS OF PROPERTY:  
1601 West School Street, Unit 310  
Chicago, 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

75-89-917 DB KTB

RECORDED

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COOK  
CO. ISS. 6/15  
072948  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
R.E. 10770  
DEPT. OF REVENUE  
115.00

COOK COUNTY  
REAL ESTATE  
REVENUE  
STAMP  
NO. 710  
P.O. 11826  
57.50  
57.50

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\*  
\*  
\*

CHEC  
862.50

96162196

Property of Cook County Clerk's Office

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## EXHIBIT A TO WARRANTY DEED

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

Unit No. 310 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 PERCENTAGE 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.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF P-85, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 95658937.

Grantor 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, 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:

1. current non-delinquent real estate taxes and taxes for subsequent years;
2. the Declaration;
3. Operating Agreement;
4. Lincoln, Belmont & Ashland Redevelopment Agreement 5
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 Escrowee is willing to insure;
11. acts done or suffered by the Purchaser; and
12. Purchaser's mortgage.

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2025-12-24