

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, Broderick Building Corp., a corporation created and existing under and by virtue of the laws of and duly authorized to transact business in the State of Illinois, pursuant to authority given by its Board of Directors, and for and in consideration of the sum of Ten and no/100 DOLLARS (\$10.00) in hand paid and other good and valuable considerations,

96288693

DEPT-01 RECORDING \$25.00  
 T#0012 TRAN 0180 04/17/96 11:11:00  
 #9997 + ER \*-96-288693  
 COOK COUNTY RECORDER

CONVEYS AND WARRANTS to Mark Smith, of 2250 North Burling, Chicago, Illinois, 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

PIN #14-21-105-034-1014  
 Address: 3732 North Pine Grove Unit 2F, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and caused its name to be signed to these presents by its President, and attested by its Secretary, this 26th day of March, 1996.

BRODERICK BUILDING CORP.

Attest: Kathy Rainey  
 its President

By: Cecilia Orpice  
 its Secretary

STATE OF ILLINOIS }  
 COUNTY OF COOK } SS I, Catherine A. Donegan a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SATHY TOUCE and KATHY RAINY, personally known to me to be the officers as stated above of Broderick Building Corp., and personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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, this 27<sup>th</sup> day of March, 1996.



Commission expires 5-27, 1998.

Catherine A. Donegan

This instrument prepared by Kenneth Spector, 19 South LaSalle Street, Suite 1300, Chicago, Illinois 60603

Mail to: JONATHAN SHERRY  
218 N. JEFFERSON, #201  
Chicago, IL 60661

Subsequent tax bills to:  
MARK H. SMITH  
3732 N. Pine Grove Unit 2F  
Chicago, Ill. 60613

**BOX 333-CT**

182  
 76 01 270 RB  
 Rm 90

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Property of Cook County Clerk's Office

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
APR 16 1998  
RS. 1193  
6251  
900.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
APR 16 1998  
60.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
APR 16 1998  
122.00

249471  
684 016  
CO. NO. 016

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## EXHIBIT A

UNIT NUMBER 2F in MARC ANTHONY CONDOMINIUM, as delineated on a survey of the following described real estate: The Southerly 1/2 of Lot 4 in Block 5 in E. E. Hundley's Subdivision of Lots 3 to 21 and 33 to 37 inclusive in Pine Grove in the Northwest 1/4 of Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium, recorded as Document 25251926, together with its undivided percentage interest in the common elements, in Cook County, Illinois;

Subject to the following: covenants, conditions and restrictions and building lines of record; provided that the same do not materially impair grantee's use of the property as a single family condominium residence; zoning and building laws and ordinances; terms, provisions, covenants and conditions of the Declaration of Condominium, including all amendments and exhibits thereto; public and utility easements and any easements established by or implied from the Declaration of Condominium or any amendments or exhibits thereto; applicable provisions of the Declaration for The Marc Anthony Condominium, recorded as Document No. 25251926, and all amendments and exhibits thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; encroachments, if any; leases and licenses affecting the Common Elements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1995 and subsequent years; installments due after the date hereof for assessments established pursuant to the Declaration of Condominium or for drainage or other assessments; the mortgage or trust deed and/or other acts done or suffered by grantee on anyone claiming by, through or under grantee.

Grantor also hereby grants (subject to the foregoing) to grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easement 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.

The tenant of the unit has waived or has failed to exercise the right of first refusal set forth in Section 30 of the Illinois Condominium Property Act. *RES*

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