

WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)

UNOFFICIAL COPY

REC DEPT-01 RECORDING \$25.00

T40012 TRAM 0371 04/30/96 08:42:00  
#5871 ER \*-96-321705  
COOK COUNTY RECORDER

THE GRANTOR

David J. Cahill Condominiums, Ltd.

96321705

(The Above Space For Recorder's Use Only)

a corporation created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100ths (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Stephen Kurzydlo and Josephine Kurzydlo, his wife, of 5521 N. Central, Chicago, IL 60630,

A N D Johann J Hecker and Raymond Kurzydlo  
(NAME AND ADDRESS OF GRANTEE) NOT AS TENANTS IN COMMON BUT ALL AS JOINT TENANTS

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.)

Permanent Real Estate Index Number(s): 13-08-213-012-0000; 13-08-213-013-0000; 13-08-213-014-0000; 13-08-213-015-0000; 13-08-213-016-0000; 13-08-213-017-0000; 13-08-213-018-0000

Address(es) of Real Estate: 5419 N. Milwaukee Ave., #2B, Chicago, IL 60630; Parking Spot # 18

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 16 day of April, 1996.

IMPRESS  
CORPORATE SEAL  
HERE

David J. Cahill Condominiums, Ltd.  
(NAME OF CORPORATION)  
David J. Cahill, President  
ATTEST: Joan Leane  
Joan Leane, Secretary

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 David J. Cahill personally known to me to be the President of the

David J. Cahill Condominiums, Ltd. corporation, and Joan Leane 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 such President and Secretary, they signed and converted 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.

"OFFICIAL SEAL"  
CHRISTINE KATONA  
Notary Public, State of Illinois  
My Commission Expires 5/9/98

Given under my hand and official seal, this 16<sup>th</sup> day of April 1996

Commission expires 5/9 1998 Christine Katona  
NOTARY PUBLIC

This instrument was prepared by Rock, Fusco, Reynolds, Crowe and Garvey, Ltd., 350 N. LaSalle - Suite 900, Chicago, IL 60610

76 01 694 P (C)

96321705

BOX 333-CTI

# UNOFFICIAL COPY

RECORDS OFFICE BOX NO.

NO

SEND SUBROGATED TAX BILLS TO:  
 Mr. James Sechen Kurzydlo  
 (Name)  
 5419 N. Milwaukee Ave #2B  
 (Address)  
 Chicago, IL 60630  
 (City, State and Zip)

Mr. John B. Gorkowski  
 (Name)  
 415 E. Golf Rd - Suite 111  
 (Address)  
 Hillside, IL 60065  
 (City, State and Zip)

MAIL TO:

96321705

SUBJECT ONLY TO: GENERAL TAXES NOT YET DUE AND PAYABLE, PUBLIC, PRIVATE AND UTILITY EASEMENTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION SUBJECT TO RESERVATION BY SELLER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION; PROVISIONS OF THE CONDOMINIUM PROJECT ACT OF ILLINOIS ("ACT"); THE DECLARATION OF CONDOMINIUM FOR THE SHANGHAI LIL CONDOMINIUM; THE BY-LAWS, RULES AND REGULATIONS OF THE SHANGHAI LIL CONDOMINIUM ASSOCIATION; ACTS DONE OR OBTAINED BY BUYER; TITLE EXCEPTIONS FOR WHICH THE TITLE COMPANY WILL ISSUE INSURANCE TO BUYER INSURING OVER OR ISSUING AN ENDORSEMENT OVER ANY SUCH TITLE EXCEPTIONS.

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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Non-exclusive easement for ingress and egress over the Umbrella parcel as disclosed by the Declaration of Easements, Restrictions, Covenants and Bylaws for the Shanghai Lil Umbrella Association, recorded December 27, 1995 as document 95896962 and created by deed from David J. Cahill Condominium, Ltd., an Illinois corporation to the Shanghai Lil Condominium Umbrella Association by deed dated December 17, 1995 and recorded December 27, 1995 as document 95896962.

Parcel 2:

Part of Lots 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53 taken as a tract of land (except that part of said lots taken for widening of Milwaukee Avenue) and excepting therefrom the south 162.00 feet thereof, as measured on the southwesterly and northeasterly line thereof, in Block 3 in Butler, a Carpenter and Milwaukee Avenue subdivision of that part of Section 8, Township 40 North, Range 13 East of the Third Principal Meridian, Tying East of Milwaukee Avenue (except the North 666 feet thereof), in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium, recorded January 3, 1996 as document 96005191, with its undivided percentage interest in the common elements

Unit 5419-20, in the Shanghai Lil Condominium #14, as delineated on the plat of survey of the following described real estate:

Parcel 1:

of premises commonly known as 5419 N. Milwaukee Ave., #2B, Chicago, IL 60630, Parking Spot #18

## LEGAL DESCRIPTION