

UNOFFICIAL COPY

WARRANTY DEED

96334044

183
 THE GRANTOR PATTI NAVILIO GROUP, INC., an Illinois Corporation, a corporation created and existing under and by 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 (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to: Wendy Perla, 2430 N. Commonwealth, Chicago, Illinois 60614

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

DEPT-01 RECORDING \$23.00
 T#0011 TRAN 1380 05/02/96 10:47:00
 #6686 CG *-96-334044
 COOK COUNTY RECORDER

NO TENANT HAD RIGHT OF FIRST REFUSAL

Permanent Real Estate Index Number part of 14-31-332-039-0000

Address of Real Estate 2015-B W. Concord, Chicago, Illinois 60647

SUBJECT TO: covenants, conditions and restrictions of record, Document No. (s) 95892604; and to General Taxes for 1995 and subsequent years.

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, Dated: April 15, 1996

PATTI NAVILIO GROUP, INC.,
 an Illinois corporation

By: *Pattricia K. Navilio*

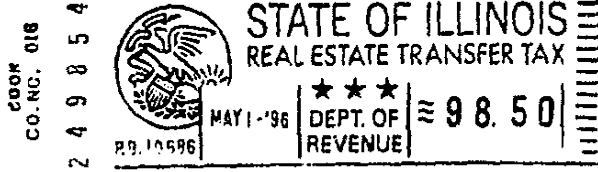
This Instrument Prepared by: Mark R. Ordower & Assoc., 120 N. LaSalle, #2900, Chicago, Illinois 60602

Send Subsequent Tax Bills to: Wendy Perla 2015-B W. Concord, Chicago, Illinois 60647

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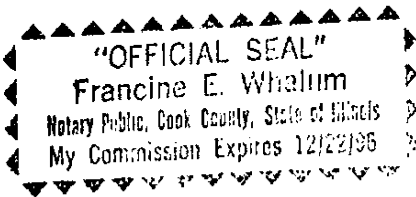
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, Francine E. Whalum, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Patricia K. Navilio is personally known to me to be the same person whose name is subscribed to the foregoing instrument as President of Patti Navilio Group, Inc., an Illinois Corporation, appeared before me this day in person and severally acknowledged to me that she, being thereunto duly authorized, signed, and delivered said instrument as the free and voluntary act of said entity, and as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this April 15, 1996.



Francine E. Whalum
Notary Public

REAL

REVENUE
STAMP

MAY 1 '96



49.25

738.75

MAIL TO:

SCOTT NATHANSON
3001 N. SOUTHWEST #205
CHICAGO IL 60657

BOX 333-CTI

Navilio.com-121395

BOX 333-CTI

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LEGAL DESCRIPTION

Unit 2015-B in Concord Condominium as delineated on a survey of the following described real estate:

LOTS 37, 38 AND 39 IN MATHER AND TAFT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF WABANSIA AVENUE AND EAST OF MILWAUKEE PLANT ROAD (EXCEPTING THE FOLLOWING DESCRIBED PROPERTY TO WIT):

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 37, A DISTANCE OF 51.13 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 37, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOTS 37 AND 38 A DISTANCE OF 39.77 FEET, THENCE SOUTHWESTERLY 8.55 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 38 A DISTANCE OF 61.15 FEET NORTHWESTERLY FROM THE SOUTHEAST CORNER OF LOT 37; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 37 AND 38 A DISTANCE OF 61.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 37, A DISTANCE OF 47.66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Which survey is attached to the Declaration of Condominium recorded as Document # 95892604, together with an undivided percentage interest in the common elements of said Condominium.

Grantor further grants to Grantee, their 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 said Declaration, 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, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Parcel 2.

The exclusive right to the use of P-1, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document 95892604, and as amended from time to time.

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2025