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

96341908

DEPT-01 RECORDING

「#0012 TRAN 0459 05/06/96 10:30:00 #8284 キカチ ギータ6ー3419の8

COOK COUNTY RECORDER

of the sum of (\$10.00) Ten and 00/100 Pollars, and other valuable consideration in hand paid, and pursuant to authority given by the Manager/Member of said company, CONVEYS AND WARRANTS to

DAVID M. NATHAN

a single man, never married

1938 Berkley Rd.

Highland Park, IL 60035

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

See Exhibit A attached hereto and made prart hereof.

In Witness Whereof, said Grantor has caused its nam: to be signed to these presents by its Manager/Member. this JUNE CLOPE 18th day of April, 1996.

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

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State afortsaid, 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 it subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed, scated 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 OFFICIAL SEAL

Given under my hand and official seal, this 18 day of April, 1996.

NOTARY PUBLIC

Commission expires

LISA SONZO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 12 th as &

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

MAIL TO:

| DAVID M. NATHAN (Name)
| 1601 W. School Unit 413 (Address)

ADDRESS OF PROPERTY:

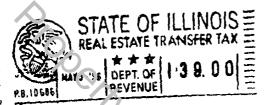
1601 West School Street, Unit 413

Chicago, Illinois 60657

The above address is for statistical purposes only and is not a part of this deed.

SEND SUBSEQUENT TAX BILLS TO:

UNOFFICIAL COPY



Cook Count,

Or Cook County Con CHAO.

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. 413 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 I'S 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-88, 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 Peclaration for the benefit of the remaining property described therein.

This deed is subject to all rights, elsements, 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;
- 3. Operating Agreement;
- 4. Lincoln, Belmont & Ashland Redevelopment Agreement
- 5. public, private and utility easements;
- 6. covenants, conditions, restrictions of record;
- 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office