

# UNOFFICIAL COPY

## 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  
 of the sum of \$10.00)

96331908

DEPT-01 RECORDING \$25.00  
 T40012 TRAN 0459 05/06/96 10:30:00  
 #224 PDI #--96--341908  
 COOK COUNTY RECORDER

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

DAVID M. NATHAN  
 a single man, never married  
 1938 Berkley Rd.  
 Highland Park, IL 60035

75

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 18th day of April, 1996.**

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

By: \_\_\_\_\_

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 18 day of April, 1996.

\_\_\_\_\_  
 NOTARY PUBLIC

Commission expires \_\_\_\_\_, 19\_\_



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)

CHICAGO IL 60657  
 (City, State and Zip)

### 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:

**BOX 333-CTI**

75 89 924 RB 504

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COOK  
CO. NO. 016

249954

**STATE OF ILLINOIS**  
**REAL ESTATE TRANSFER TAX**

MAY 3 1966  
DEPT. OF REVENUE

138.00

P.B. 10686

Cook County

REAL ESTATE

REVENUE STAMP

MAY 3 1966

69.50

*CHGO.*

PROPERTY TAX

900.00

*CHGO.*

PROPERTY TAX

142.50

80614886

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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. 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 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-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 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. 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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