

UNOFFICIAL COPY

WARRANTY DEED
(Corporation to Individual)

THE GRANTOR

96345947

SBR Enterprises, Inc.

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 & 00/100 (\$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

Philip K. Yeung
744 W. Gordon Terrace #205
Chicago, IL 60613

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

SEE ATTACHED LEGAL DESCRIPTION

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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Subject to: covenants, conditions and restrictions of record; general taxes for the year 1995 and subsequent years.

Permanent Real Estate Index Number: 14-17-409-006-0000 (Affects land and other property.)

Address(es) of Real Estate: 923 N. Cullom #2W, Chicago, IL 60613

DEPT-01 RECORDING \$27.00
740012 TRAN 0476 05/07/96 10:15:00
48925 4 ER *-96-345947
COOK COUNTY RECORDER

TPW 7596422 F1 1/12

271

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COOK
CO. NO. 018
250064



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY-6'6 DEPT. OF REVENUE 01.00

P.B. 10686

Cook County

REAL

REVENUE
STAMP
MAY-6'66
P.B. 11422



50.50

★
★
★

CHSO
757.50

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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 29 day of April, 1996.

SBR Enterprises, Inc.
(NAME OF CORPORATION)

By: [Signature]
Jeffrey Grinspoon, President

Attest: [Signature]
Jeffrey Grinspoon, 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 Jeffrey Grinspoon personally known to me to be the President of the SBR Enterprises, Inc., corporation and Jeffrey Grinspoon 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 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 seal, this 29 day of April, 1996

Commission expires: July 3, 1999

[Signature]
Notary Public

////////////////////////////////////
"OFFICIAL SEAL"
Jeffrey Sanchez
Notary Public, State of Illinois
My Commission Expires 07/03/99
////////////////////////////////////

This instrument was prepared by: Jay Zabel & Associates, Ltd. 55 W. Monroe, Suite 750, Chicago, Illinois 60603

Mail To:
PHILLIP M. MIGDAL
19 SOUTH LASALLE
SUITE 340
CHICAGO, IL 60603

Send Subsequent Tax Bills To:
PHILIP K. YEUNG
923 W. CULLOM, UNIT 2W
CHICAGO, ILLINOIS 60613

96345947

BOX 333-CTI

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LEGAL DESCRIPTION

UNIT 2-W IN CULLOMWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BUENA PARK SUBDIVISION, A SUBDIVISION OF PART OF LOT 16, SOUTH OF THE NORTHWESTERLY 1.735 CHAINS AND THE NORTH 1/2 OF LOT 15 IN HUNDLEY'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 17, 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 NO. 96113243, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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