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96354691

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING 127.00
 T00012 TRAN 0526 05/09/96 15100100
 00930 C.G. 46-354691
 COOK COUNTY RECORDER

75 8 8000 5/10/96

THE GRANTOR, MELK DEVELOPMENT/MCL LINCOLN PARK L.P., an Illinois limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

SUSAN ESDALE
of 1970 N. ORCHARD, CHICAGO, IL 60614

an unmarried woman, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-33-131-014, 14-33-131-043,
14-33-131-046, 14-33-131-047

Address of Real Estate: 434-C W. ARMITAGE AVENUE, Chicago, IL 60614

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL/LINCOLN PARK, INC., an Illinois corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL/LINCOLN PARK, INC., this 18th day of April 1996.

MELK DEVELOPMENT/MCL LINCOLN PARK L. P.,
an Illinois Limited Partnership

By: MCL/Lincoln Park, Inc.,
its general partner

By:
Daniel E. McLean, President

Attest:
Marilyn Walsh, Secretary

PROPERLY FILED IN COOK COUNTY RECORDER'S OFFICE

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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 Daniel E. McLean personally known to me to be the President of MCL/LINCOLN PARK, INC., and Marilyn Walsh 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 the President and Secretary, they signed and delivered the said instrument 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 official seal, on April 18, 1996.

IMPRESS
NOTARIAL SEAL
HERE



Eve Safarik
Notary Public

My Commission Expires 8/30/98

COOK COUNTY CLERK'S OFFICE
250225



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY '98 DEPT. OF REVENUE
380.00

Cook County
TRANS.
95.00

This instrument was prepared by Anne B. Cottar, 1337 W. Fullerton, Chicago, Illinois 60614.

Mail to: *Marilyn A. Walsh*
1100 Greenway Dr. 3rd
Chicago, IL 60604

Send subsequent tax bill to:
Laura K. Ebbale
437 C. W. Marshall
Chicago, IL 60604

96354651

BOX 333-CTI

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LEGAL DESCRIPTION

PARCEL 1:

UNIT D-115 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME; AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04007445; AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED FEBRUARY 16, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95112726; THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED APRIL 13, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95247399; THE FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED AUGUST 22, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95556201; THE FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 14, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95786634; AND THE SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED JANUARY 16, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96037822; AND THE SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED MARCH 8, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96178961; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO 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.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1995 AND SUBSEQUENT YEARS; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND ANY AMENDMENTS THERETO AND A RESERVATION BY THE POINTE AT LINCOLN PARK CONDOMINIUM ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS OF THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION, AND ANY AMENDMENTS THERETO; UTILITY EASEMENTS OF RECORD PROVIDED THE FOREGOING PROPERTY DOES NOT ENCROACH THEREON; AND PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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PERMANENT INDEX NUMBERS:

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14-33-132-027-0000, 14-33-132-029-0000, 14-33-132-032-0000, 14-33-132-034-000
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