

UNOFFICIAL COPY 97457020

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING \$25.50
T#7777 TRAN 5192 06/24/97 16:08:00
#3202 DR *-97-457020
COOK COUNTY RECORDER

N9700860 kw 10/2

THE GRANTOR, MCL/ASD Limited Liability Company II, an Illinois limited liability company, 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

TANYA GELLER and PETER ECONOMOU, M.D.
of 2734 NORTH KENMORE, CHICAGO, IL 60614

not in Joint Tenancy but in Tenancy in Common, 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): 17-04-121-001;17-04-121-002;
17-04-121-003;17-04-121-009;
17-04-121-010;17-04-121-011;
17-04-121-012;17-04-121-013;
17-04-121-014;17-04-121-015;
17-04-121-016;17-04-121-017;
17-04-121-018;17-04-121-019

Address of Real Estate: 1459-B NORTH LARRABEE, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL Companies of Chicago Inc., MCL/ASD Limited Liability Company II, this 20th day of June, 1997.

MCL/ASD Limited Liability Company II,
An Illinois limited liability company

By: MCL Companies of Chicago, Inc.,
an Illinois Corporation, Manager

By: *Daniel E. McLean*
Daniel E. McLean, President

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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 Companies of Chicago, Inc., Manager of MCL/ASD Limited Liability Company II, and 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 acknowledged that as the President he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, on June 20, 1997.

IMPRESS
NOTARIAL SEAL
HERE



Eve Safarik

Notary Public

My Commission Expires

This instrument was prepared by MCL Companies of Chicago, Inc., 1337 W. Fullerton, Chicago, Illinois 60614.



Mail to: ~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

Send subsequent Tax Bill To:
TANYA C. GELLER
2734 NORTH KENMORE
CHICAGO, ILLINOIS 60614

WHEN RECORDED, RETURN TO: ALTHEIMER + GRAY
10 SOUTH WACKER DRIVE, SUITE 4000
CHICAGO, ILLINOIS 60614
ATTN: DANIEL G.M. MARRIS



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LEGAL DESCRIPTION

PARCEL 1:

UNIT B34, IN THE HOMES OF MOHAWK NORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 2 TO 22, BOTH INCLUSIVE, IN MOHAWK NORTH SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 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 JANUARY 22, 1997 AS DOCUMENT NUMBER 97046857, AND AS AMENDED FROM TIME TO TIME AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE HOMES OF MOHAWK NORTH CONDOMINIUM RECORDED MARCH 27, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 97214952, AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE HOMES OF MOHAWK NORTH CONDOMINIUM RECORDED MAY 21, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 97361429 AND THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE HOMES OF MOHAWK NORTH CONDOMINIUM RECORDED JUNE 6, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 97403215 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS OF EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; AND THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS INVESTMENT PROPERTY FOR THE RESIDENTIAL LEASING OF EACH UNIT CONTAINED THEREIN; ZONING AND BUILDING LAWS OR ORDINANCES COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR MOHAWK NORTH (THE "DECLARATION") AND THE PLAT OF SUBDIVISION OF MOHAWK NORTH AND A RESERVATION BY MOHAWK NORTH CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE HOMES OF MOHAWK NORTH HOMEOWNERS ASSOCIATION RECORDED DECEMBER 20, 1996 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96962880 (THE "MASTER ASSOCIATION") AS AMENDED FROM TIME TO TIME (THE "MASTER DECLARATION"); PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); THE TERMS, PROVISIONS, RESTRICTIONS AND COVENANTS SET FORTH IN THE AGREEMENT FOR SALE AND REDEVELOPMENT OF LAND BETWEEN THE SELLER AND THE CITY OF CHICAGO RECORDED AS DOCUMENT NO. 96445425; THE TERMS AND PROVISIONS OF ORDINANCE RECORDED MARCH 30, 1977 AS DOCUMENT 23868964; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

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