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97465049

WARRANTY DEED

THE GRANTOR,

3169 N. LINCOLN CORPORATION, an Illinois 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 and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, CONVEYS and WARRANTS to

STATE OF ILLINOIS \$25.00
CLERK OF COURT
12005 N. LAKE ST. CHICAGO, IL 60657
TELEPHONE: 465-1499
COURT COUNTY: COOK

25⁰⁰/₁₀₀

Todd Walters
a single man, never married
222 E. Pearson St., Apt. 205 Chicago, Illinois 60611

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

See Exhibit A attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above describe Real Estate, the rights and easements for the benefit of said Real Estate set forth in that certain Baypoint 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 the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused its name to be signed to this: presents this
10th day of June, 1997.

By: 3169 N. LINCOLN CORPORATION,
an Illinois corporation

By: [Signature]

Its: President

97465049

MAIL TO:
Leslie Fineberg
The Muller Firm, Ltd.

(Name)
200 N. Dearborn St., Suite 4602

(Address)
Chicago, Illinois 60601

(City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:
TODD A. WALTERS

(Name)
3175 N. LINCOLN AVE #304

(Address)
CHICAGO, IL 60657

(City, State, Zip)

BOX 333-CTII

167972863 BTI

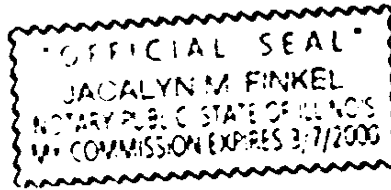
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STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce C. Abrams, acting in his capacity as President of 3169 N. Lincoln Corporation, an Illinois corporation, 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 corporation, for the uses and purposes herein set forth.

Given under my hand and official seal, this 11th day of June, 1997.



NOTARY PUBLIC



Commission expires _____

This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, #301, Chicago, Illinois 60610

Property of Cook County Clerk's Office

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EXHIBIT A TO WARRANTY DEED

UNIT 304 IN BAYPOINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

- PARCEL 1 LOT 1 IN BAYPOINT CONDOMINIUM SUBDIVISION, BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 39, 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 NUMBER 97318783, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS
- PARCEL 2 THE EXCLUSIVE RIGHT TO THE USE OF S-304, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97318783
- PARCEL 3 NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97318782

This deed is subject to the following permitted exceptions

- (1) current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of closing.
- (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
- (3) the terms and provisions of the Condominium Declaration, and any permitted amendments thereto, and the Illinois Condominium Property Act.
- (4) the terms and provisions of that certain Declaration of Covenants, Conditions, Restrictions, and Easements made by 3169 N. Lincoln Corporation as of April 30, 1997, and any amendments thereto.
- (5) covenants, conditions and restrictions of record.
- (6) applicable zoning and building laws, ordinances and restrictions.
- (7) roads and highways, if any.
- (8) 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 Grantor shall so remove at that time by using the funds to be paid upon delivery of the deed.
- (9) title exceptions over which the Title Company is willing to insure.
- (10) encroachments affecting the Real Estate, provided that they do not materially adversely affect Grantee's use of the Real Estate.
- (11) acts done or suffered by Grantee or anyone claiming by, through or under Grantee, and
- (12) Grantee's mortgage

Common Address of the Real Estate: Unit 304, 3175 N. Lincoln Ave., Chicago, Illinois 60657

PIN 14-29-100-001 (affects subject property and other land)

97465019