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WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

97492192

DEPT-01 RECORDING \$25.00
T#0012 TRAN 5856 07/08/97 14:50:00
#6639 = ER # -97-492192
COOK COUNTY RECORDER

28
DO
7/22/97
7/22/97

THE GRANTOR, Melk Development/MCL Scott Sedgwick 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

P. EDWARD PEDERSEN and CAROLINE PEDERSEN
E. of 1350 N. WELLS STREET G402, CHICAGO, IL 60610

not in Tenancy in Common, but in JOINT TENANCY, 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): 17-04-219-065; 17-04-214-066;
17-04-214-071

Address of Real Estate: 327 W. GOETHE ST., 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., General Partner of Melk Development/MCL Scott Sedgwick L.P., this 7th day of July, 1997.

Melk Development/MCL Scott Sedgwick L.P.,
an Illinois Limited Partnership

By: MCL Companies of Chicago, Inc.,
an Illinois Corporation, its General Partner

By: *[Signature]*
Daniel E. McLean, President

25.00
7/22/97

BOX 333-CTI

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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., General Partner of Melk Development/MCL Scott Sedgwick L.P., an Illinois Limited Partnership 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 Manager he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as her 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 July 7, 1997.

IMPRESS
NOTARIAL SEAL
HERE



Eve Safarik
Notary Public

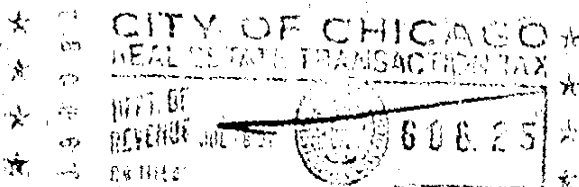
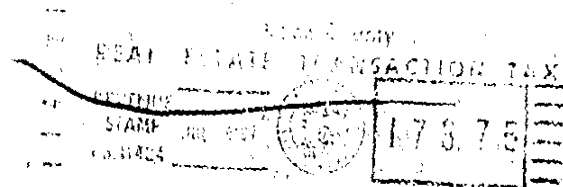
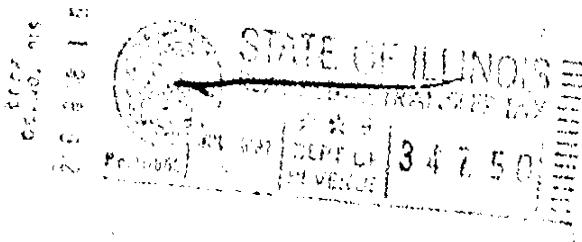
97492192

My Commission Expires

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

Mail to: John Beales
577 S. Oak Street, RE 5748
SHORE, ILL. 60077

Send subsequent Tax Bill To:
CAROLINE + EDWARD REEDER
327 W. Gaele
Chicago IL 60610



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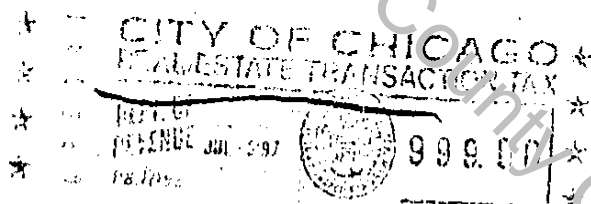
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LEGAL DESCRIPTION

PARCEL 1:

UNIT 26: THE EAST 26.00 FEET OF THE WEST 182.00 FEET OF THE NORTH 125.00 FEET OF LOT 7 OF OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED NOVEMBER 21, 1980 AS DOCUMENT 25677341 AND REGISTERED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE SINGLE FAMILY HOMES OF OLD TOWN SQUARE HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") AS AMENDED FROM TIME TO TIME (THE "DECLARATION"); CROSS-UTILITY EASEMENTS WITH ADJACENT SINGLE FAMILY HOMES ACROSS THE REAR 5 FT. OF THE BACKYARD OF THE PROPERTY FOR UTILITY INSTALLATION, MAINTENANCE, SERVICE AND REPAIR; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE;



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