# FROM MATIANKY/1332 312 337 1001

#### WARRANTY DEED

THIS AGREEMENT, made this I Stir day of July, 1997, between A & D Classic 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, party of the first part, and SONIA VASQUEZ of 745 Candlebridge Court, Apt. B-2, Bartlett, Illinois (0103, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars (\$10,00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to the party of the Second Part's heirs and assigns, FOREYER, all the following described real extate, situated in the County of Cook and State of Illinois known and described as follows.

97536357

SEE EXPLOYT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

DEPT-01 RECORDING

\$23.00

Together with all and singular the horeditaments and appurtenances thereumo Dolonging, or in anywise appertaining, and the reversion and reversions, remainder ariti remainders, rents, issues and profits the zot, and till the estate, right, title, listerest, claim or demand whatsoover, of the party of the firs right either in law or equity, of in and to the Above described premises, with the hereditaments and appurtenances: TO FLAVE AND TO SHOLD the said premises as above described, with he appurenances, unto the party of the second part, and the party of the second part's helrs at a saigns forever.

T#D012 TRAN 6051 07/24/97 14:52:00 外084 + CG \*-- 97-536357 COOK COUNTY RECORDER

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and the party of the second part's heirs and lussigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted will or may be, in any manner encumbered or charged except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it. I. WILL WARRANT AND DEFEND, subject to those instiers stated on Exhibit A attached hereto and made a mart hereof.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Vice President. the day and year tirst above written.

A & D Classic Enfrirprises, Inc., an Liviois corporation

By:

Alexander Dobroveanu. Vice President

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Alchaider Dobroycanu personally known to me to be the Vice President of A & D Classic Enterprises, Inc., an Illinois corporation, is the same person whose name is subscribed to the aforegoing instrument, appeared before me this day in person and acknowledged that as such Vice President he signed and delivered the said instrument pursuant to authority given by the Boardof Directors of said corporation as his free and voluntary act and as the free and voluntary not and deed of said corporation, for the uses and purposes set forth. Given under my hand and notarial seal this 15" day of July, 1997.

> "OFFICIAL SEAL" CLORA B. MILLER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES MAY 26, 2000

Notary Public

This instrument prepared by: Robert W. Milanley, Esq., Kreisler and Matanky, 1332 N. Halated St., Ste. 300, Chicago, 1L 60622

After recording, return to:

BOX 333-CTI

## **UNOFFICIAL COPY**

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### EXHIBIT ". LEGAL DESCRI

UNIT 4858-1 IN AINSLIE/KENNETH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 2 IN SCHMIDT'S SUBDIVISION OF PART OF LOT 3 IN JAMES REE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCHMIDT'S SUBDIVISION RECORDED IN BOOK 150 OF PLATS, PAGE 42, IN COOK COUNTY, ILLEPOS:

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 975/2538 TOGETHER WITH ITS UNDIVIDED PERCENT AGE INTEREST IN THE COMMON ELEMENTS.

commonly known as: Unit 4858-1, 4858 N. Kenneth, Chicago, IL 60630

Part of Permanent Index No. 13-10-316-027-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTLES, AND THEIR SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REALESTATE. 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 DRALARATION 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 HERBIN.

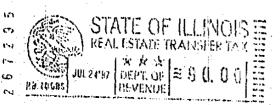
GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPRITY ACT;

LEASES AND LICENSES AFFECTING THE COMMON FLEMENTS, OR PORTIONS THEREOF, TEATY, AND,

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.



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