

# UNOFFICIAL COPY

## WARRANTY DEED

THIS AGREEMENT, made this 15th 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 CLAUDIA A. BRATOSIN, 806 Dover Drive, South Bend, Indiana 46614, 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, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

97536371

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

DEPT-01 RECORDING \$23.00  
T#0012 TRAN 6051 07/24/97 14:54:00  
#4098 # CG \*-97-536371  
COOK COUNTY RECORDER

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, and the party of the second part's heirs and assigns forever.

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 assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, 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, it WILL WARRANT AND DEFEND, subject to those matters stated on Exhibit A attached hereto and made a part 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 first above written.

A & D Classic Enterprises, Inc., an Illinois corporation

By: Alexander Dobrovanni, 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 Alexander Dobrovanni 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 foregoing 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 Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth. Given under my hand and notarial seal this 15th day of July, 1997.

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

Clora B. Miller  
Notary Public

This instrument prepared by: Robert W. Maianky, Esq., Krelster and Mutnky, 1332 N. Halsted St., Ste. 300, Chicago, IL 60622

After recording, return to: MAIC TR.

Mail tax bills to: \_\_\_\_\_

BOX 333-CTI

Ps 2 fol 1 of 2 ss  
Fa 7670959

2300  
2371

97536371

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# UNOFFICIAL COPY

Cook County  
 REAL ESTATE TRANSACTION TAX  
 RECEIVED  
 STAMP JUL 2 1997  
 CHICAGO  
 \$ 42.50

## EXHIBIT "A" LEGAL DESCRIPTION

UNIT 4441-1 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, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97512578 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

commonly known as: Unit 4441-1, 4441 W. Ainslie, Chicago, IL 60630

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

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND THEIR SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENT 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.

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT;

LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, (IF ANY); 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.

97536374

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 RECEIVED  
 JUL 2 1997  
 CHICAGO  
 DEPT. OF REVENUE  
 \$ 85.00  
 PR. 19686

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 RECEIVED  
 JUL 2 1997  
 CHICAGO  
 DEPT. OF REVENUE  
 \$ 637.50  
 PR. 11193

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