

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
(Corporation to Individual)

97541521

MAIL TO:

Max Abrams

6676 Lincoln Avenue

Lincolnwood, IL

NAME & ADDRESS OF TAXPAYER:

Brigitte Ross

4958 Oakton Street, Unit 2

Skokie, Illinois 60077

DEPT-01 RECORDING

T00011 TRAN 8609 07/28/97 11:05:00

#2702 KF #--97-54152

COOK COUNTY RECORDER

RECORDER'S STAMP

THE GRANTOR, TOWNE SQUARE, L.L.C., a limited liability company 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, in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and WARRANTS to

Brigitte Ross

3741 Greenwood

Skokie, Illinois 60076

(NAME AND ADDRESS OF GRANTEE)

97541521

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

UNIT 1- 4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWNE SQUARE OF SKOKIE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97-330041, IN THE SOUTH 105 ACRES OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

THIS DEED IS SUBJECT TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) THE ILLINOIS CONDOMINIUM PROPERTY ACT; (3) SAID DECLARATION; (4) COVENANTS, CONDITIONS, AND RESTRICTIONS AND BUILDING LINES OF RECORD; (5) EASEMENTS EXISTING OR OF RECORD; (6) ACTS DONE OR SUFFERED BY GRANTEE; AND (7) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF NOT DUE AS OF THE DATE HEREOF. See Page Two for Further Restrictions.**

Unit # 1-4
SAS A Div. of Intercounty
S14899421

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GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER 1C ~~AND STORAGE SPACE NUMBER XXXX~~ WHICH ARE LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

*The Unit shall be used only for the operation of a travel agency and for no other purpose without the prior written consent of the Declarant (Seller) until the management of the Condominium Declaration is turned over to the Condominium *
Permanent Real Estate Index Number(s): 10-21-414-018, 019, 020, 023, 043, 044, 047, and 048,

Volume 120

Address of Real Estate:


4968 Oakton Street, Skokie, IL 60077

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 23rd day of JULY, 1997.

*Association unit owners. Notwithstanding the above, the use of the unit is restricted as set forth in Article 7, Section 7.1(a) of the Condominium Declaration.
TOWNE SQUARE, L.L.C.

By: R. Franczak & Associates, Inc.

By:



President

STATE OF ILLINOIS)

)

97541521

) ss.

COUNTY OF COOK)

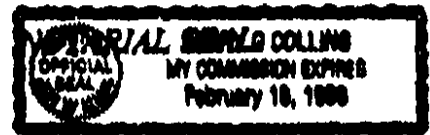
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Ray Franczak personally known to me to be the President of R. Franczak & Associates, Inc., a Manager in Towne Square, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such 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 on behalf of Towne Square, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23rd day of July, 1997.



Notary Public

My Commission Expires: 2-18-1998



VILLAGE OF SKOKIE
TRANSFER STAMP

This instrument was prepared by Linda Yi Condon, 7458 N. Harlem Avenue, Chicago, IL 60631.
This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 3/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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Property of Cook County Clerk's Office
002564
002503

STATE OF ILLINOIS
MAY--96
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 986935
125.00

Cook County
REAL ESTATE TRANSFER TAX
MAY--96
REVENUE STAMP
06250
980893

125303

97541521

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File S14899421 - Legal Addendum

LEGAL: UNIT 4958 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWNE SQUARE OF SKOKIE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97330041, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 4958 OAKTON
SKOKIE, IL 60077

PIN: 10-21-414-018-4958

Property of Cook County Clerk's Office

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