

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR,

CINEMA LOFTS, L.P., an Illinois limited partnership 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, and pursuant to authority given by the General Partner of said partnership, CONVEYS and WARRANTS to

97544744

DEPT-01 RECORDING \$25.00
 T0012 TRAN 6090 07/28/97 15:25:00
 45577 6 CG **97-544744
 COOK COUNTY RECORDER

Edward J. Powers
 a single man, never married
 1821 W. Patterson #2, Chicago, Illinois 60613

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 described Real Estate, the rights and easements for the benefit of said Real Estate set forth in that certain Cinema Lofts 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 provision of said Declaration were recited and stipulated at length herein.

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

CINEMA LOFTS, L.P.

By: N.B.A.L., L.L.C., its sole General Partner
 By: Bruce C. Abrams, Inc. d/b/a
 LR Development Company, its Manager

Attest:

By: [Signature]
 Its: President

By: [Signature]
 Its: Asst. Secy

97544744

MAIL TO:
 Dean Matsas
 Dean Matsas & Assoc.
 (Name)
 5069 N. Broadway Av., #300
 (Address)
 Chicago, Illinois 60640
 (City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:
 Edward J. Powers
 (Name)
 1655 W. Belmont Ave
 (Address) # 607
 Chicago, IL, 60657
 (City, State, Zip)

BOX 333-CTI

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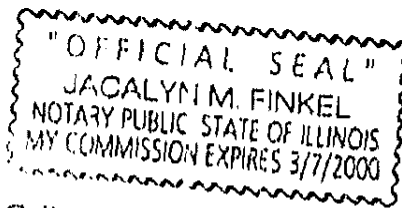
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STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce C. Abrams and Stephen F. Galler, acting in their capacities as President and Assistant Secretary, respectively, of Bruce C. Abrams, Inc. d/b/a LR Development Company, the Manager of N.B.A.L., L.L.C., an Illinois limited liability company, as the sole General Partner of Cinema Lofts, L.P., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, and the free and voluntary act of said company, on behalf of said partnership, for the uses and purposes herein set forth.

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


NOTARY PUBLIC



Commission expires _____

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

STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF COURT



STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF COURT

STATE OF ILLINOIS
COUNTY OF COOK
CLERK OF COURT

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EXHIBIT A TO WARRANTY DEED

PARCEL 1: UNIT 607 IN CINEMA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN CINEMA LOFTS CONDOMINIUM SUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97260793, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-122, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 97260793.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 97260791 AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97260792.

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 Cinema Lofts, L.P. as of April 15, 1997, and any amendments thereto;
- (5) public, private and utility easements, including without limitation that certain Declaration of Easements made by Cinema Lofts, L.P. as of April 15, 1997, and any amendments thereto;
- (6) covenants, conditions and restrictions of record;
- (7) applicable zoning and building laws, ordinances and restrictions;
- (8) roads and highways, if any;
- (9) 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;
- (10) title exceptions over which the Title Company is willing to insure;
- (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 607, 1635 West Belmont Avenue, Chicago, Illinois 60657

PIN 14-30-204-056 (affects subject property and other land), -062 (affects subject property and other land)

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