

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL



N9701036 kw 1 of 2

THE GRANTOR, MCL/ASD Limited Liability Company II, an Illinois limited liability company, 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

TANYA GELLER and PETER ECONOMOU
of 2734 N. KENMORE, CHICAGO IL 60614

as Tenants in Common, 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.

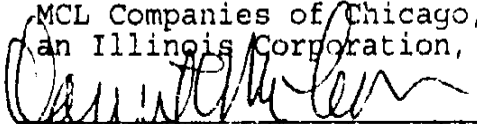
Permanent Real Estate Index Number(s): 17-04-121-001; 17-04-121-002;
17-04-121-003; 17-04-121-009;
17-04-121-010; 17-04-121-011;
17-04-121-012; 17-04-121-013;
17-04-121-014; 17-04-121-015;
17-04-121-016; 17-04-121-017;
17-04-121-018; 17-04-121-019

Address of Real Estate: 1453-B N. LARRABEE, 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., MCL/ASD Limited Liability Company II, this 25th day of July, 1997.

MCL/ASD Limited Liability Company II,
An Illinois limited liability company

By: MCL Companies of Chicago, Inc.,
an Illinois Corporation, Manager

By: 
Daniel E. McLean, President

CITY OF CHICAGO
55312

CITY OF CHICAGO
55312


UNOFFICIAL COPY

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., Manager of MCL/ASD Limited Liability Company II, 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 President he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as his 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 25, 1997.

IMPRESS
NOTARIAL SEAL
HERE

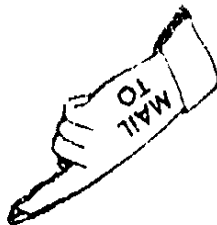
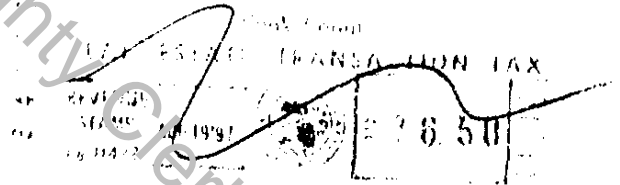
OFFICIAL SEAL
LOUISA ESPINOSA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT. 29, 2000



Notary Public

10-29-2000
My Commission Expires

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



Mail to: ALTICKIMER + GRAY
10 SOUTH WACKER DRIVE
SUITE 4000
CHICAGO IL 60606
ATTN: DANIEL G.M. MARRE

Send subsequent Tax Bill To:
TANYA C. GELLER
2731 N. KENMORE
CHICAGO IL 60614

97603926

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LEGAL DESCRIPTION

UNIT 832 IN THE HOMES OF MOHAWK NORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 2 TO 22, BOTH INCLUSIVE, IN MOHAWK NORTH SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 22, 1997 AS DOCUMENT NUMBER 97046857, THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 27, 1997 AS DOCUMENT NUMBER 97214952, THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 21, 1997 AS DOCUMENT NUMBER 97361429, THE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 1997 AS DOCUMENT NUMBER 97403215 AND THE FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 1997 AS DOCUMENT NUMBER 97591951, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR MOHAWK NORTH (THE "DECLARATION") AND THE FLAT OF SUBDIVISION OF MOHAWK NORTH AND A RESERVATION BY MOHAWK NORTH CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE HOMES OF MOHAWK NORTH HOMEOWNERS ASSOCIATION RECORDED DECEMBER 20, 1996 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96962880 (THE "MASTER ASSOCIATION") AS AMENDED FROM TIME TO TIME (THE "MASTER DECLARATION"); PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); THE TERMS, PROVISIONS, RESTRICTIONS AND COVENANTS SET FORTH IN THE AGREEMENT FOR SALE AND REDEVELOPMENT OF LAND BETWEEN THE SELLER AND THE CITY OF CHICAGO RECORDED AS DOCUMENT NO. 96445425; THE TERMS AND PROVISIONS OF ORDINANCE RECORDED MARCH 30, 1977 AS DOCUMENT 23868964; SUCH OTHER MATTER AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

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