UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (Corporation to Individual) 97062688

1st AMERICAN TITLE order

THE GRANTOR, LINCOLN LOFTS INC., an Illinois corporation, a corporation created and existing under 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 No/100 DOLLARS, and pursuant to proper authority of said corporation, CONVEYS AND WARRANTS to:

37062688

. DEPT-01 RECORDING

\$23.50

T\$0001 TRAN 8075 01/28/97 15:11:00

91379 (sw)

#8321 FRC #-97-062688
COBK COUNTY RECORDER

DEPT-10 PERMETY

\$20.00

Chicago, Illinois 60657

CHRISTINE M. FABIAN

3448 N. Greenview

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

See Exhib t A attached hereto and made a part hereof.

In Witness Whereof, Grantor has caused its name to be signed to these presents by its President and attested this 17th day of January, 1997.

LINCOLN LOFTS, INC., an Illinois corporation

By:

Alfred 11. Nairmont

lts:

: President

STATE OF ILLINOIS

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HERI BY CERTIFY, that Alfred M. Klairmont, personally known to me to be the President of Lincoln Lofts, Inc., an Illinois corporation, 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 severally acknowledged that as such President signed and delivered the said instrument to proper such ority as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes thereig forth.

Given under my hand and official seal, this 114 day of January, 1997.

Commission expires: 427, 1997

NOTARY PUBLIC

This instrument was prepared by Alan B. Roth, 225 W. Wacker Drive, Suite 2600, Chicago, Illinois 60606

MAIL TO:

Alan B. Roth

225 W. Wacker Drive, Suite 2600

Chicago, Illinois 60606

"CANCIAL JEAN"
PATRICIA T. MOROZ
Notary Public, State of Illingia
by commission Exercis days M. Color

DRAFT 01/13/97 15:27

LEGAL DESCRIPTION:

UNIT 311 IN LINCOLN LOFTS CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 3 THROUGH 13, INCLUSIVE, IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 3, 1996 AS DOCUMENT 96672710, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

EXCLUSIVE RIGHT TO USF. OF PARKING SPACE 1, A LIMITED COMMON ELEMENT AS SET FORTH IN DECLARATION OF CONDOMINIUM AFORESAID.

Grantor also hereby grants to the Grantes, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights at deasements for the benefit of said property set forth in the Declaration of Condominium and Declaration of Covenants Conditions, Restrictions and Easements aforesaid, and Grantor reserves the rights and easements set forth in said Declarations 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 Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

This deed is subject to:

- 1. real estate taxes not yet due and payable;
- 2. the Declaration of Condominium;
- 3. the Declaration of Covenants, Conditions, Restrictions and Fasements:
- 4. utility easements of record provided the property does and encroach
- 5. covenants, conditions, restrictions of record;
- zoning and building laws, or ordinances provided the property complies with the same;
- 7. acts done or suffered by the Grantee; and
- 8. Grantee's mortgage.

Commonly Known As: Permanent Index Nos:

3151 North Lincoln Avenue, Unit 311, Chicago, Illinois 60657 14-29-100-002, 14-29-100-003, 14-29-100-004, and 14-29-100-005

STATE OF ILLINOIS 2. PEAR ESTATE TRANSACTION TAX

REAL ESTATE OF 12 4 2. U 0 = 01.0047

37002