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97065664

DEPT-01 RECORDING \$29.00
T40012 TRAN 3675 01/29/97 15:02:00
FEE \$ CG *-97-065664
COOK COUNTY RECORDER

DATE 1/29/97

29 00
du

I, JULIE LARSON, OF CHICAGO TITLE INSURANCE CO., CERTIFY THAT THE DEED ATTACHED, DATED OCTOBER 27, 1993, MADE BY BELLEVUE ESTATES LTD. PARTNERSHIP IS A TRUE AND CORRECT COPY OF THE ORIGINAL DEED RECORDED NOVEMBER 5, 1993.

SIGNATURE [Signature]

STATE OF ILLINOIS
COUNTY OF COOK SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, CERTIFY THAT Julie Larson OF Chicago Title PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DATE IN PERSON AND ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 29TH DAY OF JANUARY, 1997.

NOTORIAL SEAL
RUTH NELSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES MAR 6, 2000

SIGNATURE [Signature]

97065664

RERECORDED TO CORRECT
LEGAL DESCRIPTION
BOX 333-CTI

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Property of Cook County Clerk's Office

RECEIVED BY THE CLERK OF THE COURT
JANUARY 10, 1961

UNOFFICIAL COPY

Notary Public
State of Illinois
(Corporate & Individual)

Caution: Consult a lawyer before using or filing under this form.
All notaries, including notaries-at-law, are subject to discipline.

THE GRANTOR

93898356

Bellevue Estates Limited Partnership,
an Illinois limited partnership
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 for and in consideration
of the sum of Ten and 00/100

DOLLARS,

in hand paid,

and pursuant to authority given by the Board of
of said corporation, CONVEYS and WARRANTS to
Bruce C. Abrams and Nancy C. Abrams, husband and wife, not as Joint Tenants
or as Tenants in Common but by Tenants by the Entirety
643 N. Milwaukee #3

Chicago, Illinois 60657
The following described Real Estate situated in the County of Cook
in the State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

**RE RECORDED TO
CORRECT LEGAL
DESCRIPTION**

COOK COUNTY, ILLINOIS

93898356

17-03-204-068-1023

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be
signed to these presents by its President, and attested by its Secretary, this 27th
day of October, 1992

Bellevue Estates Limited Partnership
By: Bellevue Estates, Inc., its General
Partner

IMPRESS
CORPORATE SEAL
HERE

BY: [Signature] PRESIDENT
BY: [Signature] SECRETARY

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 _____ personally known to
me to be the President of the Bellevue Estates Inc., general partner
of Bellevue Estates Limited Partnership

_____ personally known to me to be
the Secretary of said corporation, and personally known to me to be

OFFICIAL SEAL
TAMARA J. ELSENBACH, Notary Public
My Commission Expires 12/26/99
I, the undersigned, personally known to me to be the Assistant Secretary, they signed and delivered the said instru-
ment to authority given by the Board of Directors of said corporation, as
their free and voluntary act, and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of October, 1992

Commission expires 12/26/99 1999 Tamara J. Elsenbach
NOTARY PUBLIC

This instrument was prepared by Bruce C. Abrams, 3257 N. Sheffield, Chicago, IL 60657
(NAME AND ADDRESS)

MAIL TO: Bruce Abrams
3257 N. Sheffield
Chicago IL 60657

ADDRESS OF MAIL ENTRY
33 East Bellevue, Unit 24

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO

COOK
CP. 94. 81

2 2 8 9 2

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
500.00

2 2 8 9 2

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
250.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
937.50

93898356

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COOK COUNTY CLERK'S OFFICE
JAN 15 10 11 AM '07
JAN 15 10 11 AM '07

UNOFFICIAL COPY

★ 65356
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT 2 1993 ★
★ PR 11193 ★



937.50

★ 65357
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT 2 1993 ★
★ PR 11193 ★



937.50

★ 65358
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT 2 1993 ★
★ PR 11193 ★



937.50

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93898356

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EXHIBIT A TO WARRANTY DEED

Unit No. 2W in The 33 East Bellevue Condominium Association as delineated on a survey of the following described real estate:

LOTS 5, 6, 7 AND THE WEST 21 1/2 FEET OF LOT 8 (EXCEPT THE SOUTH 8 FEET OF SAID LOT CONDEMNED AND USED FOR ALLEY) IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL IN SOUTH 1/4 FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

17-03-24-010-001
WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93032608 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 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.

This deed is subject to:

1. current non delinquent real estate taxes and taxes for subsequent years;
2. the Declaration;
3. public, private and utility easements;
4. covenants, conditions, restrictions of record;
5. applicable zoning and building laws, ordinances and restrictions;
6. roads and highways, if any;
7. title exceptions pertaining 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 Seller shall so remove at that time by suing the funds to be paid upon delivery of the Deed;
8. matters over which the Escrowee is willing to insure; and none or suffered by the Purchaser;
9. Purchaser's mortgage.

SEE

ATTACHED

93032608

93032608

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PROPERTY DESCRIPTION

Commitment Number: 96-01342

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT NUMBER 2W IN THE 33 EAST BELLEVUE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND THE WEST 21-1/2 FEET OF LOT 8 (EXCEPT THE SOUTH 8 FEET OF SAID LOT CONDEMNED AND USED FOR ALLEY) IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL IN SOUTH FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93032608, AND 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-7 AND P-12, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93032608, AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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96-01342-1