

WARRANTY DEED

Statutory (ILLINOIS,
(Corporation to Individual)

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THE GRANTOR

DAVID J. CAHILL CONDOMINIUMS, LTD.

97143269

DEPT-01 RECORDING \$25.00
T#0012 TRAN 4184 03/04/97 09:59:00
48374 # CG *-97-143269
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

a corporation created and existing under and by the 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/ths (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Pelagia Rogowski, single, of 2961 N. Ridgeway, Chicago, Illinois

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.)

Permanent Real Estate Index Number(s): 13-08-213-012-0000; 13-08-213-013-0000; 13-08-213-014-0000;

13-08-213-015-0000; 13-08-213-016-0000; 13-08-213-017-0000; 13-08-213-018-0000

Address(es) of Real Estate: 5429 N. Milwaukee Avenue, #2A, Chicago, IL 60630 and Parking #

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 8th day of March, 1996

IMPRESS
CORPORATE SEAL
HERE

DAVID J. CAHILL CONDOMINIUMS, LTD.

(NAME OF CORPORATION)

David J. Cahill
David J. Cahill, President

ATTEST: *Joan Leane*
Joan Leane, 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 David J. Cahill personally known to me to be the President of the

DAVID J. CAHILL CONDOMINIUMS, LTD.

corporation, and Joan Leane personally known to me to be the Secretary of said corporation, and Christine Katona 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 My Commission Expires 5/9/98. I have personally acknowledged that as such President and Secretary, they signed and verified the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant 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.

"OFFICIAL SEAL"
CHRISTINE KATONA
Notary Public, State of Illinois
My Commission Expires 5/9/98
HERE

Given under my hand and official seal, this 8th day of March, 1996

Commission expires 5/9 1998 *Christine Katona*

NOTARY PUBLIC

This instrument was prepared by Rock, Fusco, Reynolds, Crowe and Garvey, Ltd., 350 N. LaSalle - Suite 900, Chicago, IL 60610

75-99691-181 DLB

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LEGAL DESCRIPTION

of premises commonly known as 5429 N. Milwaukee Avenue, #2A, Chicago, IL 60630

Parcel 1:

Unit 5429-2A, in Shanghai Lil Condominium #VI, as delineated on the plat of survey of the following described real estate:

Part of Lots 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53 taken as a tract of land (except that part of said Lots taken for widening of Milwaukee Avenue) and excepting therefrom the South 162.00 feet thereof, as measured on the Southwesterly and Northeasterly line thereof, in Block 3 in Butler's Carpenter and Milwaukee Avenue Subdivision of that part of Section 8, Township 40 North, Range 13 East of the Third Principal Meridian, lying East of Milwaukee Avenue (except the North 666 feet thereof), in Cook County, Illinois; which survey is attached as Exhibit A to the Declaration of Condominium, recorded December 27, 1995 as Document 95896963, with its undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easement for ingress and egress over the Umbrella Parcel as disclosed by the Declaration of Easements, Restrictions, Covenants and Bylaws for The Shanghai Lil Umbrella Association, recorded December 27, 1995 as Document 95896962 and created by Deed from David J. Cahill Condominium, Ltd., an Illinois Corporation to the Shanghai Lil Condominium Umbrella Association by Deed dated December 17, 1995 and recorded December 27, 1995 as Document 95898169.

"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."

SUBJECT ONLY TO: GENERAL TAXES NOT YET DUE AND PAYABLE; PUBLIC, PRIVATE AND UTILITY EASEMENTS; EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION SUBJECT TO RESERVATION BY SELLER TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS ("ACT"); THE DECLARATION OF CONDOMINIUM FOR THE SHANGHAI LIL CONDOMINIUM; THE BY-LAWS, RULES AND REGULATIONS OF THE SHANGHAI LIL CONDOMINIUM ASSOCIATION; ACTS DONE OR SUFFERED BY BUYER; TITLE EXCEPTIONS FOR WHICH THE TITLE COMPANY WILL ISSUE INSURANCE TO BUYER INSURING OVER OR ISSUING AN ENDORSEMENT OVER ANY SUCH TITLE EXCEPTIONS.

MAIL TO: { Mr. Michael Roberts
(Name)
2224 W. Irving Park Road
(Address)
Chicago, IL. 60618
(City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO:
Pelagia Rogowski
(Name)
5429 N. Milwaukee Ave., #2A
(Address)
Chicago, IL. 60630
(City, State and Zip)

RECORDER'S OFFICE BOX NO.

BOX 333-CTI

2024-03-26

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 20 '97 DEPT OF REVENUE
PB. 10686
135.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB 23 '97
P.O. 11427
66.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE FEB 20 '97
PB. 11187
997.50

Property of Cook County
Deputy Clerk's Office

971A3269

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