

97219076

CORPORATE DEED

THE GRANTOR

DELPHI COURT TOWNHOMES, INC., 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 (\$10.00) ONLY DOLLARS in hand paid, and pursuant to authority given by the Board of said corporation,

with its principal place of business at 3614 N. Ashland, in the County of Cook, City of Chicago and State of Illinois,

For and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid,

ALLEN CHERI LYNN

CONVEYS and WARRANTS to the GRANTEEES SCOTT PRESLEY and ~~CHRISTOPHER~~ PRESLEY, husband and wife married to each other, of 1311 West Roscoe in the County of Cook, City of Chicago, State of Illinois,

[As Tenants by the entirety and not as Joint Tenants and not as Tenants in common].

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

Legal: (SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN AS DEED EXHIBIT A).

Common Address: Townhome 5S, 4240 North Kenmore, Chicago, IL. 60613

PIN: 14-17-401-017-0000 & 14-17-401-018-0000

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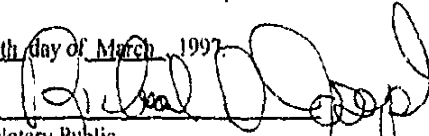
AND hereby releasing and waiving all rights under and virtue of the homestead Exemption Laws of the State of Illinois.

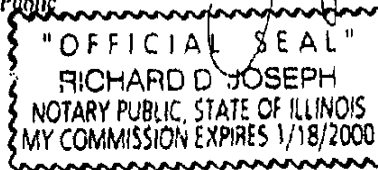
DELPHI COURT TOWNHOMES, INC.


STEVEN SCOURAS, President

I, the undersigned, a Notary Public in and for said Cook County, in the State of Illinois aforesaid, **DO HEREBY CERTIFY** that STEVEN SCOURAS, personally known to me to be the President of the DELPHI COURT TOWNHOMES INC. Corporation, and STEVEN SCOURAS, personally known to me to be the Assistant Secretary of said Corporation, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument as President and Secretary of said Corporation, and caused the corporate seal of said Corporation to be affixed hereto, 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 set forth.

Given under my hand and notarial seal this 25th day of March, 1997.


Notary Public



This Instrument Prepared By:
Richard D. Joseph, Esquire
53 W. Jackson
Suite 1750
Chicago, Illinois 60604
Tel: (312) 341-0227

DEPT-01 RECORDING \$23.50
T#0011 TRAN 6274 03/31/97 13:45:00
#9029 KP *-97-219076
COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

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COMMON ADDRESS: Unit 4240-5S North Kenmore, Chicago, Illinois 60613

PIN: 14-17-401-017-0000 & 14-17-401-018-0000

GRANTEE: Presley, Cheryl L. & Scott

DEED EXHIBIT "A"

Parcel 1: THAT PART OF LOT 14 AND THE NORTH 44 FEET OF LOT 15 (EXCEPT THE WEST 25 FEET OF SAID LOTS) IN BLOCK 3 IN BUENA PARK, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A SINGLE TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 125.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 47.0 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT, SAID POINT BEING ALSO THE PLACE OF BEGINNING; THENCE EAST ALONG THE NORTH OF THE SOUTH 1/2 OF SAID TRACT, 40.86 FEET TO THE CENTER LINE OF AN EXISTING PARTY WALL; THENCE SOUTH ALONG THE CENTER LINE OF SAID PARTY WALL, 29.50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH FACE OF AN EXISTING BRICK WALL, THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH FACE OF SAID BRICK WALL AND IT'S WESTERLY EXTENSION, 40.86 FEET, TO THE WEST LINE OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 29.50 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 96-980154 AND AS CREATED BY DEED DATED March 25, 1997 AND RECORDED _____ AS DOCUMENT NO. _____ FROM DELPHI COURT TOWNHOMES, INC., TO SCOTT, PRESLEY AND CHERYL L. PRESLEY FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 30th DAY OF December, 1996 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96-980154, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

ALSO SUBJECT TO AND TO THE FOLLOWING, IF ANY, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, PRIVATE, PUBLIC AND UTILITY EASEMENTS OF RECORD, ROADS AND HIGHWAYS, GENERAL TAXES FOR THE YEAR 1996 AND SUBSEQUENT YEARS:

Name of New Taxpayer: PRESLEY

ADDRESS OF PROPERTY:

Unit 5 South, 4240 North Kenmore

Chicago, Illinois 60613

WHEN RECORDED, MAIL TO:

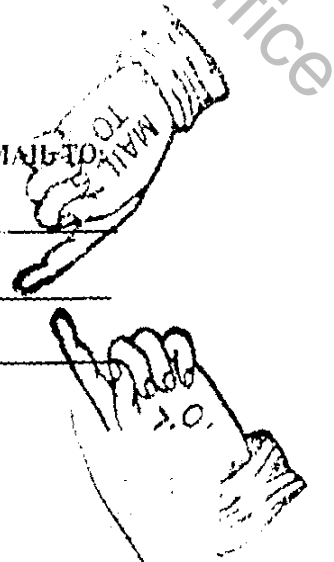
Mary York

3442 North Southport

Chicago, Illinois 60657

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