

# UNOFFICIAL COPY

## WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL

97227744

DEPT-01 RECORDING 927.50  
140004 TRAN 5300 04/02/97 11:51:00  
#1016 # \*-97-227744  
COOK COUNTY RECORDER

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

SUSAN M. WINTER  
of 21 WEST GOETHE, CHICAGO, IL 60610

a never married woman, 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

Address of Real Estate: 1479-C NORTH LARRABEE, Chicago, IL 60610

The Grantee acknowledges that a copy of the proposed and unrecorded Plat of Resubdivision has been received. By the recording of this instrument, the Grantee accepts and consents to such Plat.

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 31st day of March, 1997.

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140004 TRAN 5300 04/02/97 11:51:00  
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COOK COUNTY RECORDER

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



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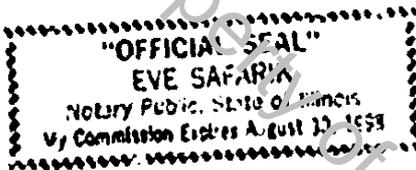
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State of Illinois County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of MCL Companies of Chicago, Inc., Manager of 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 March 31, 1997.

IMPRESS  
NOTARIAL SEAL  
HERE



*Eve Safarik*  
\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

This instrument was prepared by Anne B. Cotter, 1337 W. Fullerton, Chicago, Illinois 60614.



Mail to: Thomas Anderson  
1807 W. 21st  
Naperville, IL 60565

Send subsequent Tax Bill To:  
Susan Winter  
1479-C N Larrabee  
Chicago IL 60610

97227714

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT C42, IN THE HOMES OF MOHAWK NORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

THAT PART OF LOT 6 (EXCEPT THE NORTH 24.96 FEET THEREOF) IN THE SUBDIVISION OF LOT 1 IN BLOCK 5 IN THE STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT LIES WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 18.0 FEET OF LOT 3 IN THE ASSESSOR'S DIVISION OF LOTS 2, 3 AND 4 IN BLOCK 5 IN THE STATE BANK OF ILLINOIS SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS,

### ALSO

THAT PART OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOTS 2, 3, AND 4 IN BLOCK 5 IN THE STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT LIES WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 18.0 FEET OF LOT 3 IN THE ASSESSOR'S DIVISION OF LOTS 2, 3 AND 4 IN BLOCK 5 IN THE STATE BANK OF ILLINOIS SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS,

### ALSO

LOT 3 (EXCEPT THE EAST 18.0 FEET THEREOF) IN ASSESSOR'S DIVISION OF LOTS 2, 3 AND 4 IN BLOCK 5 IN THE STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THAT LIES WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 3 IN THE ASSESSOR'S DIVISION OF LOTS 2, 3 AND 4 IN BLOCK 5 IN THE STATE BANK OF ILLINOIS AFORESAID, IN COOK COUNTY, ILLINOIS

### ALSO

THE NORTH 23.78 FEET OF THE WEST HALF OF LOT 4 (EXCEPT THE EAST 18.0 FEET OF SAID WEST HALF) IN ASSESSOR'S DIVISION OF LOTS 2, 3 AND 4 IN BLOCK 5 IN THE STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST QUARTER 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, AND AS AMENDED FROM TIME TO TIME; AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE HOMES OF MOHAWK NORTH CONDOMINIUM RECORDED MARCH 27, 1997 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 97214952, 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

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PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; AND THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS INVESTMENT PROPERTY FOR THE RESIDENTIAL LEASING OF EACH UNIT CONTAINED THEREIN; 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 PLAT 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 MATTERS AS TO WHICH THE TITLE INSUREP COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

REAL ESTATE TRANSACTION TAX  
CITY OF CHICAGO  
DEPT. OF REVENUE  
545.62

REAL ESTATE TRANSACTION TAX  
CITY OF CHICAGO  
DEPT. OF REVENUE  
645.68

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