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WARRANTY DEED

97303884

Statutory (ILLINOIS)
(Corporation to Individual)

THE GRANTOR, DUBIN
RESIDENTIAL COMMUNITIES
CORPORATION, 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 TEN AND 00/100 (\$10.00)
DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given
by the Board of Directors of said corporation, CONVEYS and WARRANTS to Lisun Suarez, of
Chicago, Illinois, the following described Real Estate situated in the County of Cook and State of
Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"

Permanent Real Estate Index Number(s): 14-18-223-004-0000

Address(es) of Real Estate: 4441 North Paulina, Unit A, Chicago, Illinois 60640

SEE SUBJECT TO LANGUAGE ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "B"

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, this 25th day of April, 1997.

DUBIN RESIDENTIAL COMMUNITIES CORPORATION,
an Illinois corporation

IMPRESS
CORPORATE SEAL
HERE

BY:

David J. Dubin, President

BOX 333-CTI

DEPT-01 RECORDING \$27.00
T:0012 TRAN 4895 04/30/97 15:23:00
#3081 : ER *--97-303884
COOK COUNTY RECORDER

27.00
CL

97303884

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Property of Cook County Clerk's Office

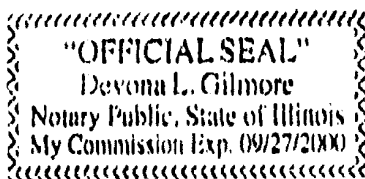
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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Dubin is personally known to me to be the President of **DUBIN RESIDENTIAL COMMUNITIES CORPORATION**, 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, he signed and delivered the said instrument and cause the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
CORPORATE SEAL
HERE

Given under my hand and official seal, this 25 day of April, 1997.



Devona L. Gilmore
NOTARY PUBLIC

SEAL

SEND SUBSEQUENT TAX BILLS TO:

Mail to: Jonathan P. Smercy
218 N. Dearborn St.
Chicago, IL 60661

Lisa A. Suarez
4441 N. Paulina, Unit A
Chicago, IL 60640-5305

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

PARCEL 1:

Unit A in the 4441 North Paulina Condominium as depicted on the Plat of Survey of the following described parcel of real estate:

LOT 21 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 21 IN RAVENSWOOD, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Survey is attached as Exhibit "D" to the Declaration of Condominium, recorded as Document Number 96739682 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

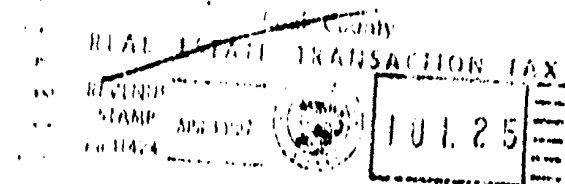
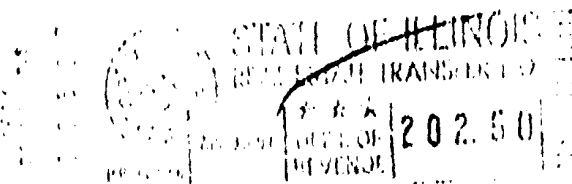
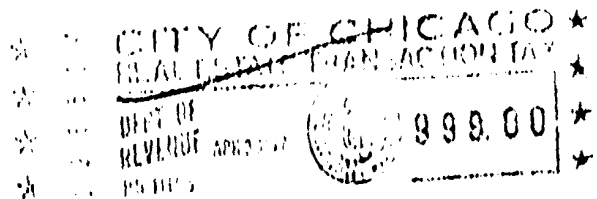
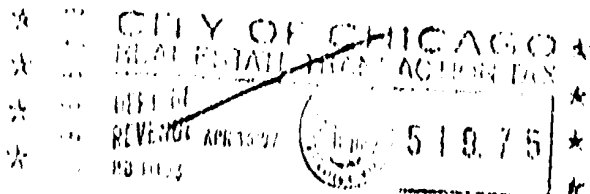
PARCEL 2:

The exclusive right to the use of P-1, limited common element as delineated on the Plat of Survey attached to the Declaration aforesaid, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 96739682.

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.

Permanent Index Number: 14-18-223-004-0000
Common Address: 4441 North Paulina, Unit A
Chicago, Illinois 60640



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EXHIBIT B

Subject only to:

- (i) general real estate taxes not yet due and payable at the time of closing
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (iii) applicable zoning and building laws and building lines restrictions, and ordinances;
- (iv) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration;
- (v) easements, restrictions, conditions, building set-back lines and reservations of record;
- (vi) provisions of the Act;
- (vii) the Declaration, the By-Laws, and all other condominium documents and all amendments and exhibits thereto;
- (viii) easements, encroachments and other matters affecting title to the Property, the Common Elements or the Unit;
- (ix) acts done or suffered by Buyer or anyone claiming by, through or under Buyer;
- (x) streets and highways, if any;
- (xi) utility easements, whether recorded or unrecorded; and
- (xii) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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