

T.O.# 9832 *81*

This Indenture, made this 19th day of May 1997, between BLUE RIBBON DEVELOPMENT, INC., an Illinois Corporation created and existing under the State of Illinois under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and ERIN M. BENNINGTON and STUART E. BENNINGTON, of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 00/100 Dollars (10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the President and Secretary thereof, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part as JOINT TENANTS, not as tenants-in-common, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

97365794

DEPT-01 RECORDING 129.00
 T#0012 TRAN 5196 05/22/97 15:00:00
 43548 & CG *-97-365794
 COOK COUNTY RECORDER

Parcel 1: Unit 1N in the Blue Ribbon Condominium as delineated on a Plat of Survey of the following described tract of land

THAT PART OF LOTS 24 25, 26 AND 27 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF THE NORTH LINE OF SAID LOT 24, 7.05 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 24, 42 FEET MORE OR LESS TO THE POINT INTERSECTION WITH A LINE WHICH IS 83 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 24; THENCE EAST ALONG SAID LOT 24; THENCE EAST ALONG SAID PARALLEL LINE 15.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 24, 19.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 24, 25 & 26, 47.95 FEET MORE OR LESS TO A POINT WHICH IS ON THE WEST LINE OF THE EAST 2.0 FEET OF SAID LOT 26; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 26, 0.82 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 26, 27, 26 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID LOT 27; THENCE NORTH ALONG SAID EAST LINE OF LOT 27 TO NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 24, 25 26 & 27 TO THE

J. G. ...

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PLACE OF BEGINNING, ALL IN THE SUBDIVISION OF LOTS 2, 3, 4, 5 & 6 IN THE SUBDIVISION OF THE EAST 12 ACRES (EXCEPT THE EAST 329.20 FEET THEREOF) OF BLOCK 14 IN THE CASAL TRUSTEES SUBDIVISION OF THE EAST 1/2 SECTION OF 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Plat is attached as Exhibit "A" to the Declaration made by Blue Ribbon Development, Inc., recorded on April 24, 1997 as Document No. 97285362, together with its Undivided Percentage Interest in the Common Elements, as amended from time to time.

Parcel 2: The exclusive right to the use of P-1, a limited common element as delineated on the survey attached to the Declaration aforesaid as document 97285362.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;

(b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;

(c) The Declaration for Blue Ribbon Condominium, including matters relating to the Blue Ribbon Condominium (the Declaration): including all Exhibits thereto, as amended from time to time;

(d) The Illinois Condominium Property Act;

(e) The Plat of Survey attached as Exhibit "A" to the Declaration aforesaid;

(f) Applicable Zoning and Building Laws and Ordinances;

(g) Roads and Highways, if any;

(h) Unrecorded public utility easements, if any;

(i) Grantee's Mortgage, if any;

(j) Plats of dedication and covenants thereof, if any;

(k) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-29-413-043-0000

Address of Real Estate: Unit 1N, 2608-10 N. Dayton, Chicago, Illinois.

97285362

Clerk's Office

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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. There is no tenant or tenants to exercise of waive option to purchase unit.

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.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to those presents by its President and Secretary the day and year first above written.

BLUE RIBBON DEVELOPMENT, INC.,
an Illinois Corporation.

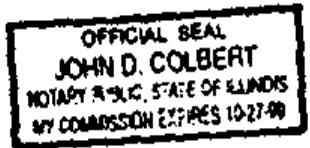
By: [Signature]
President

By: [Signature]
Secretary

I, John D. Colbert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy Murphy and Michael Murphy are personally known to me to be the President and Secretary of Blue Ribbon Development, Inc., known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in their persons and severally acknowledged that as such officers of the Corporation, signed and delivered the said instrument pursuant to authority, given by the Directors and Shareholders of Blue Ribbon Development, Inc., as their free and voluntary act, for the uses and purposes therein set forth.

97365794

Given under my hand and official seal this 19th day of May, 1993.



Notary Public

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Send Subsequent Tax Bills to:

HOWARD WEISS
Name
1034 N. LaSalle
Address
CHICAGO, IL 60610
City, State and Zip

STEVEN ROBINSON & ERIN ROBINSON
Name
2610 N. Dayton
Address
CHICAGO, IL 60614
City, State and Zip

COX 222

STATE OF ILLINOIS
REVENUE DEPARTMENT

PROPERTY TAX

251

14075

CITY OF CHICAGO
REAL ESTATE TAX

TYPE OF REVENUE	900.00
PROPERTY TAX	999.00

CITY OF CHICAGO
PROPERTY TAX

PROPERTY TAX	113.25
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9736579A

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