

UNOFFICIAL COPY

WARRANTY DEED

98411678

STATUTORY ILLINOIS CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING \$25.00
140000 TRAN 0169 05/19/98 09:40:00
45319 RC * -98-411678
COOK COUNTY RECORDER

281
DOB/RAW
27 12 88

THE GRANTOR, MELX DEVELOPMENT MCL SCOTT SEDGWICK, L.P., an Illinois limited liability company, for and in consideration of the sum of TEN (\$10.00) and ... DOLLARS and other good and valuable consideration, in hand paid, GRANTS AND WARRANTS TO

KATHRYN FRANK
OF 1888 N. SANDBURG TERRACE, CHICAGO, IL 60610

a single person, 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 : 17-04-219-066;17-04-219-067

Address of Real Estate: 3008 W. SCOTT STREET, #502, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Tamara M. Laber, Vice-President of MCL Companies of Chicago Inc., General Partner of MELX DEVELOPMENT MCL SCOTT SEDGWICK, L.P., this 2nd day of March, 1998.

MELX DEVELOPMENT MCL SCOTT SEDGWICK, L.P.,
An Illinois limited liability company

By: MCL Companies of Chicago, Inc.,
an Illinois Corporation, its General Partner

By: *Tamara M. Laber*
Tamara M. Laber, Vice President

98411678

* CITY OF CHICAGO *
* REAL ESTATE TAX *
* REVENUE *
* 258.50 *
* * *

* CITY OF CHICAGO *
* REAL ESTATE TAX *
* REVENUE *
* 939.00 *
* * *

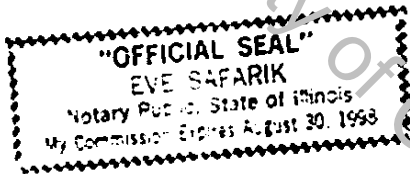
COOK COUNTY CLERK'S OFFICE
RECORDED
MAY 19 1998
Cook County
RECORDED
MAY 19 1998
82.50

UNOFFICIAL COPY

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 Tamara M. Laber personally known to me to be the Vice-President of MCI Companies of Chicago, Inc., General Partner of MELK DEVELOPMENT/MCI SCOTT SHODWICK, L.P., 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 Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as her 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 2, 1998.

IMPRESS
NOTARIAL SEAL
HERE



Eve Safarik
Notary Public

My Commission Expires

This instrument was prepared by MCI Companies of Chicago, Inc., 1337 W. Fullerton, Chicago, Illinois 60614.

Property of Cook County Clerk's Office

98411678

Mail to: KATHAYN FRANK
3008 W. SCOTT # 602
CHICAGO, ILL. 60625

Send subsequent Tax Bill To:
KATHAYN FRANK
3008 W. SCOTT # 602
CHICAGO, ILLINOIS 60625

BOX 333-CTF

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT # 212 IN OLD TOWN SQUARE UNIT ONE CONDOMINIUM IS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART WEST OF OLD TOWN SQUARE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 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 AS DOCUMENT NUMBER 97609184; AND THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97609184, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENCROACHMENT OVER AND UPON LOT 12 AS SHOWN ON THE PLAN OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 97149338 AND SET FORTH IN DECLARATION RECORDED AS DOCUMENT NUMBER 97215000.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT OF THIS INSTRUMENT HEREBY, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTS HEREBY TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS OF EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LOTS DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE DECLARATIONS OF SAID DECLARATION WERE SPECIFIED AND SET FORTH AT LENGTH HEREBY.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH HIGHER INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, PROVIDED THE PROPERTY ENCROACHMENTS DO NOT VIOLATE OR BREACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR OLD TOWN SQUARE UNIT ONE (THE "DECLARATION") AND THE PLAN OF SUBDIVISION OF OLD TOWN SQUARE AND A SUBDIVISION IN OLD TOWN SQUARE (THE "DECLARATION AND PLAN") AND A CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") TO WHICH SAID UNIT IS A MEMBER AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS, EASEMENTS AND COVENANTS SET FORTH IN THE DECLARATION; EASEMENTS, RESTRICTIONS AND COVENANTS AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS. THE

98411678