

UNOFFICIAL COPY

98464598



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

7740864 FI Ciba 1013

SEPT-01 RECORDING \$27.00
140009 TRAN 2684 06/03/98 12:55:00
6653 4 06 98-98-464598
COOK COUNTY RECORDER

Property of Joseph P. Hoffmann

THE GRANTOR Graebland Terrace Ltd. 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Joseph P. Hoffmann and Tricia D. Fuller, Not as tenants in common but as joint tenants (GRANTEE'S ADDRESS) 1225 W. Montana, Chicago, Illinois 60614

HOPFMANN

of the county of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT TO: SUBJECT TO: [1] general real estate taxes which are a lien but not yet due and payable; [2] easement, covenants, restrictions and building lines of record; [3] encroachments, if any; [4] applicable City of Chicago zoning, condominium and building laws and/or ordinances of record; [5] acts done or suffered by or judgments against Purchaser; [6] Condominium Property Act of Illinois; [7] Declaration of Condominium Ownership and all amendments thereto; [8] liens and other matters over which title insurer provided for herein commits to insure by endorsement; [9] utility easements, if any; [10] any easements established or implied by the Declaration of Condominium [11] installments due after the Closing Date for assessments levied pursuant to the Declaration of Condominium.

Grantor also hereby grants to the Grantee, its successors and assigns, all 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.

98464598

BOX 333-CTI

UNOFFICIAL COPY

Permanent Real Estate Index Number(s): SE-E -LEG-AL -

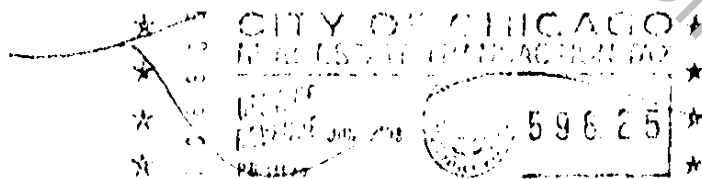
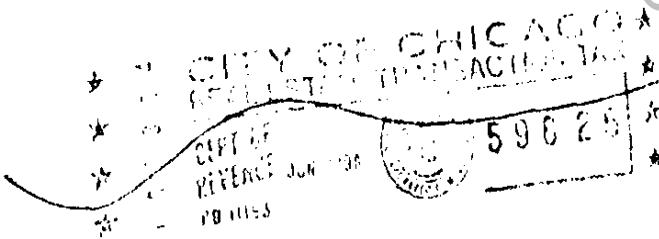
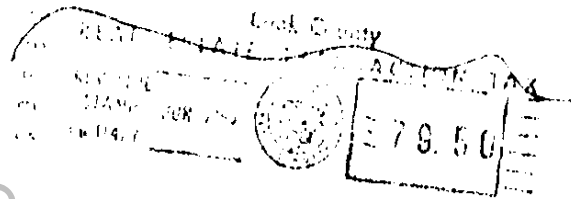
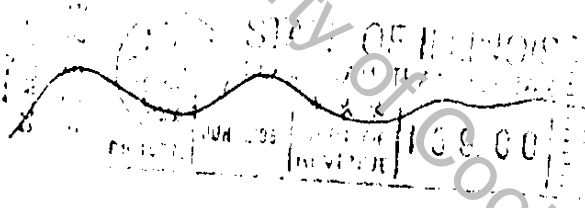
Address(es) of Real Estate: 4104 N. Kenmore, Unit #1S, Chicago, Illinois 60613

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, and attested by its Secretary this 29 day of May, 1998.

Graceland Terrace Ltd.

By Sean Derrig by Andrew Lapins y/p/a
Sean Derrig
President

Attest Patricia Derrig by Andrew Lapins y/p/a
Patricia Derrig
Secretary



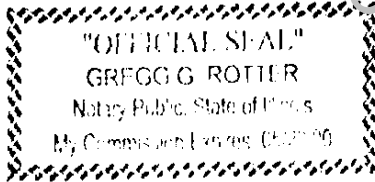
98464598

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Sean Derrig personally known to me to be the President of the Graceland Terrace Ltd. and Patricia Derrig personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 therein set forth.

Given under my hand and official seal, this 29 day of May 1998



A handwritten signature in black ink, appearing to be "Gregg G. Rotter".

(Notary Public)

Prepared By: Lapin & Associates
300 W. Washington, Suite 409
Chicago, IL 60606-1720

Mail To:
Brian DeCook
20200 Governors Dr., Suite 101
Olympia Fields, Illinois 60641
Name & Address of Taxpayer:
Joseph P. Hoffman
4104 N. Kenmore, Unit #1S
Chicago, Illinois 60613

98464598

UNOFFICIAL COPY

EXHIBIT "A" Legal Description

UNIT NO. 4104-1S IN THE GRACELAND TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS OR PARTS OF LOTS IN THE SUBDIVISION OF BLOCK 6 IN BUENA PARK AND OF THE WEST 205 FEET OF LOTS 18 AND 21 OF IGLEHART'S SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 17, TOWNSHIP 40 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 - 98353980 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF G-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98353980

PIN NOS. 14-17-401-023-0000; 14-17-401-030-0000; 14-17-031-0000; 14-17-401-032-0000

Property of Cook County Clerk's Office

98464598