

# UNOFFICIAL COPY

98580137

## WARRANTY DEED

THE GRANTOR, W & H FINANCIAL CONSULTANTS, of the County of Cook, City of Chicago, State of Illinois.

For and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid

CONVEYS and WARRANTS to the GRANTEE, SERGIO GUZMAN, a single man, as a resident in the City of Chicago, County of Cook, State of Illinois.

CTI

The following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 2136-3 IN THE OHIO STREET LOFT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN THE RESUBDIVISION OF LOT 81 (EXCEPT THE WEST 6 INCHES THEREOF) AND ALL OF LOTS 82, 83, 84 AND 85 IN THE SUBDIVISION OF BLOCK 11, IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98561745, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS, and

The exclusive right to the use of the Parking Space P-4, a Limited Common Element as Delineated on the Survey attached as Exhibit "C" to the Declaration in the aforesaid recorded as Document No. 98561745

Commonly Known As UNIT 3, 2136 WEST OHIO, CHICAGO, ILLINOIS 60622  
PIN: 17-07-115-033-0000

SUBJECT TO Covenants, conditions and restrictions of record, general real estate taxes for 1997 and subsequent years; (applicable zoning and building laws and ordinances and ordinances of record, if any

Terms, provisions, covenants and conditions of Declaration of Condominium and all amendments, if any, thereto, public and utility easements, including any easements, established by or implied from the Declaration of Condominium or amendments thereto, if any, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, leases and licenses affecting the common elements

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easement 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 and mortgages of said remaining property.

BOX 333-CTI

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This Deed is subject to all rights, easements, covenants and conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

**TENANTS NOTICE:** The Grantor certifies that the property was formally vacant and there were no Tenants entitled to notice of Tenants rights under Section 19 of the Illinois Condominium Property Act.

AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 15 day of July, 1999.

W & H FINANCIAL CONSULTANTS

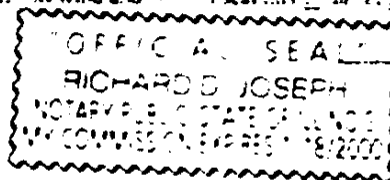
By \_\_\_\_\_

WILLIAM MORALES

Name of Person Preparing Deed: \_\_\_\_\_  
Address: \_\_\_\_\_

I, the undersigned a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY that W & H FINANCIAL CONSULTANTS, an Illinois Partnership, by WILLIAM MORALES, PRESIDENT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me, has duly presented and acknowledged that this said, sealed and delivered the said instrument to be recorded as aforesaid for the several purposes set out, including the release and waiver of the right of redemption.

Witness my hand and seal this 15 day of July, 1999.



Name of Person Preparing Deed:  
**RICHARD D. JOSEPH**  
Attorney at Law  
3210 South Shields Avenue  
Chicago, Illinois 60606

Name of New Tax Payer:  
**SERGIO GUZMAN**  
2126 West Ohio  
Apartment 3  
Chicago, Illinois 60627

Name of Buyers Attorney:  
**DAVE MENACHOF**  
Attorney at Law  
6725 West Cermak  
Berwyn, Illinois 60402

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