

UNOFFICIAL COPY 98586270

8525/0250 03 001 Page 1 of 3
1998-07-08 12:37:34
Cook County Recorder 25.00

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

THE GRANTOR, DAN MELK DEVELOPMENT/MCL FULLERTON ALTGELD, L.P., an Illinois Limited Partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

TAMMY J. SOLOMON
of 936 BARRY AVE., CHICAGO IL 60657

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): 14-29-321-030, 14-29-321-033,
14-29-321-035

Address of Real Estate: 1350 W. FULLERTON, UNIT 518, Chicago, IL 60614

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 DAN MELK DEVELOPMENT/MCL FULLERTON ALTGELD, L.P., this 24TH day of June, 1998.

DAN MELK DEVELOPMENT/MCL FULLERTON ALTGELD, L.P.,
An Illinois Limited Partnership

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

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

★ 02929
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-098 ★
★ 139.50 ★
★ 05 11193 ★

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-098 ★
★ 999.00 ★
★ 05 11193 ★

BOX 333-CTI

274084528
274084528
NO ABSTRACT

3

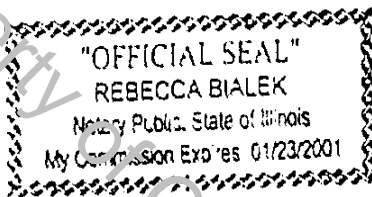
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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Tamara M. Laber personally known to me to be the Vice-President of MCL Companies of Chicago, Inc., General Partner of DAN MELK DEVELOPMENT/MCL FULLERTON ALTGELD, 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 corporation, as her 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, on June 24, 1998.

IMPRESS
NOTARIAL SEAL
HERE



Rebecca Bialek
Notary Public

1/23/2001
My Commission Expires

This instrument was prepared by Stacey L. Thomas, 1337 W. Fullerton, Chicago, Illinois 60614.

* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE JUL-6-98 *
* PA 11193 *
899.00

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
JUL-6-98
DEPT. OF REVENUE
285.00
PB 10686

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL-6-98
PA 11124
142.50

Mail to: FRANK PELLEGRINI
6817 N. NORTH AVE.
ORCHARD PARK, IL 60302

Send subsequent Tax Bill To:
T. J. SALOMON
1350 W. FULLERTON (#518)
CHICAGO, IL 60614

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LEGAL DESCRIPTION

PARCEL 1: Unit 518, P-24 IN THE ALTGELD CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 8 & 9 IN COUNTY CLERKS DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT " " TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98410712 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 98410714.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM FULLERTON AVENUE OVER AND ACROSS A PORTION OF THE EAST 32 FEET OF LOT 8 IN COUNTY CLERK'S DIVISION AFORESAID AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT AND GRANT OF UTILITY EASEMENTS RECORDED AS DOCUMENT NUMBER 98428496.

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.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR THE ALTGELD CLUB CONDOMINIUM (DECLARATION) AND THE PLAT OF SUBDIVISION OF ALTGELD CLUB AND A RESERVATION BY THE ALTGELD CLUB CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT");

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