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WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR
PARK NEWBERRY L.L.C.
875 N. Dearborn Street
Chicago, IL 60610

a limited liability company 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 and 00/100 Dollars (510.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Basil M. Kromelow and Laureanne L. Kromelow, Husband and Wife, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirely

55 W. Delaware Place, Unit #420, Parking P-204/P-205 and Storage #204 and #205, Chicago, IL 60610, of the County of Cook, to wit:

UNIT 420, AND PARKING SPACE P-1 04 P-205, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE #204 AND #205 A LIMITED COMMON ELEMENT IN THE PARK NEWBERRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS 1 TO 26, BOTH INCLUSIVE, IN THE RESUBDIVISION OF BLOCK 7 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 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 FEBRUARY 26, 1998 AS DOCUMENT NUMBER 98154431, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

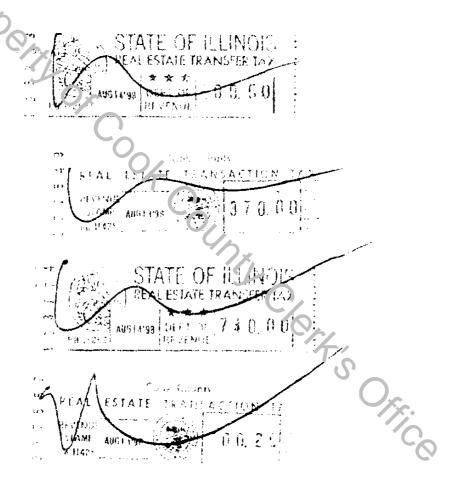
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easerments appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, 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:

General real estate taxes for 2<sup>nd</sup> installment 1997 and subject to the terms, provisions and covenants of document number 98154431, as amended from time to time, the provisions of the Illinois Condominium Property Act, special service area as created under document 91075841, unrecorded casement for manholes, eatch basins, light poles and fire hydrant easement as disclosed on the survey dated 3/22/95, casements to Com. Ed. and Illinois Bell under document number 97624846 and easement for cable under document 98039024.

## **UNOFFICIAL COPY**



## **UNOFFICIAL COPY**

	022, and 17-04-441-02			
	Address(es) of Real Estate: 55 W. Delaware Place, Unit #420, Parking P-204/P-205, Chicago, IL 60610			
	Dated this 17th day	of <u>July</u> , 19 <u>98</u> .		:
	_			
13		HICAGO*		
(×)	PLALES TATE TRAI	5500		
. ws/	OFF FRIE GUNTERS CONTRACTOR	40.00 p	Park Newberry L.L.C., Manag	er
1	REALTHON DOWN TO SECUL	ablant house membersons at \$1	This itemotify same if it many	••
	0,			
	State of Illinois, County of Cook ss. 1, the undersigned, a Notary Public, in and for the County and State			
	aforesaid, CERTIFY that Jost M. Carlins, personally known to me to be the Manager of Park Newberry			
	1		person whose name is subscribed to	
	IMPRESS		e me this day in person and acknowl	
	NOTARY SEAL		livered the said instrument, pursuant	
	HERE		ry L.L.C., as his free and voluntary a of said Park Newberry L.L.C., for the	
		therein set forth.	or said talk from oury and entrop in	uses una purposes;
	OFFICIAL VALERIE J. BA	SEAL LDASSIN	C	i i
	NOTARY PUBLIC, STATE MY COMMISSION EXPI		4	
	with 170			
	Given under my hand and official scal, this $ff$ day of $f$ , $f$			
	Commission expires	May 22, 20C		sain)
		0	Netar, Public	
	This instrument was prepared by: David J. Carlins, 875 N. Dearborn Street, Chicago, P. 69610			
	SEND RECORDED	DOCUMENTS TO:	SEND SUBSEQUENT TAX	BILLS TO:
	SHELDON	P. MIGORL	BRSIL M. 55 W BELTO	KROMELOW !
	WILDMA	N HARRULD	CHICAGO, I	
	CHICREC	WACKER 60606		