

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR

PARK NEWBERRY L.L.C.

875 N. Dearborn Street

Chicago, IL 60610

2/11/98
N 98014512

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 (\$10.00), 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 Entirety

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-204/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 1/2 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 easements 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 2nd 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 easement for manholes, catch basins, light poles and fire hydrant easement as disclosed on the survey dated 3/22/95, easements to Com. Ed. and Illinois Bell under document number 97624846 and easement for cable under document 98039024.

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 14 1998
REVENUE
00.50

REAL ESTATE TRANSACTION TAX
AUG 14 1998
REVENUE
370.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 14 1998
REVENUE
740.00

REAL ESTATE TRANSACTION TAX
AUG 14 1998
REVENUE
00.25

09313486

UNOFFICIAL COPY

Permanent Index Number (s) 17-04-441-001, 17-04-441-002, 17-04-441-003, 17-04-441-004, 17-04-441-022, and 17-04-441-023.

Address(es) of Real Estate: 55 W. Delaware Place, Unit #420, Parking P-204/P-205, Chicago, IL 60610

Dated this 17th day of July, 1998.

55121
* * *

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
5,500.00
00.00
DEPT. OF REVENUE JUN 15 2002

[Signature]
Park Newberry L.L.C., Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Joel M. Carlins, personally known to me to be the Manager of Park Newberry L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing IMPRESS instrument, appeared before me this day in person and acknowledged that as such NOTARY SEAL Manager, he signed and delivered the said instrument, pursuant to authority given HERE given by the Park Newberry L.L.C., as his free and voluntary act, and as the free and voluntary act and deed of said Park Newberry L.L.C., for the uses and purposes therein set forth.

OFFICIAL SEAL
VALERIE J. BALDASSIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-22-2002

Given under my hand and official seal, this 17th day of July, 1998.

Commission expires May 22, 2002. Valerie J. Baldassin
Notary Public

This instrument was prepared by: David J. Carlins, 875 N. Dearborn Street, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:
SHELDON P. MIGDAL
WILDMAN HAROLD
225 W. WACKER
CHICAGO IL 60606

SEND SUBSEQUENT TAX BILLS TO:
BASEL M. KROMELAW
55 W DELAWARE, UNIT 420
CHICAGO, IL 60610

98721680