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1998-08-14 15:21:59

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

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 (\$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 John Chordas.

55 W. Delaware Place, Unit #1012 and Parking P-62, Chicago, IL 60610, of the County of Cook, to wit:

UNIT 1012 AND PARKING SPACE P-62, IN THE PARK NEWBERRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

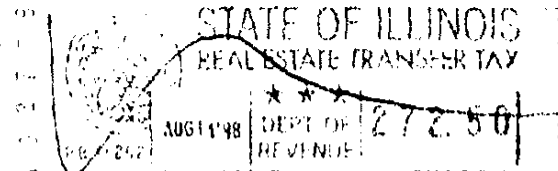
LOTS 1 TO 26, BOTH INCLUSIVE, IN THE RESUBDIVISION OF BLOCK 7 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF 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 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; Com. Ed. and Illinois Bell under document number 97624846; easement for cable under document 98039024.



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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.

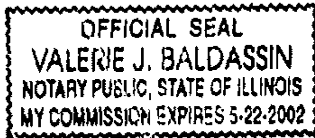
Address(es) of Real Estate: 55 W. Delaware Place, Unit #1012, Parking P-62, Chicago, IL 60610

Dated this 10th day of August, 1998.

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.



Given under my hand and official seal, this 10th day of August, 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

9872600

SEND SUBSEQUENT TAX BILLS TO

JOHN C. BORDONE / BASCO

22622 W. PETERS RD AVE

CHICAGO, IL 60659-4030

