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WARRANTY DEED
JOINT TENANCY
Statutory (ILLINOIS)
(Corporation to Individual)

98735890

THE GRANTOR, S.W. SQUARE DEVELOPMENT CORP., a corporation 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 Board of Directors of said corporation, CONVEYS and WARRANTS to Frank Mylander and Heidi Garity, 40 East 9th Street, #706, Chicago, Illinois 60605, the following described Real Estate situated in the County of Cook and State of Illinois to wit: *IN JOINT TENANCY & NOT AS TENANTS IN COMMON.*

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A"

Permanent Real Estate Index Number: 13-23-315-001-090 (Affects Real Estate and other property)

Address of Real Estate: 3443 North Lawndale, Chicago, Illinois 60618

SEE SUBJECT TO LANGUAGE ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "B"

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 30th day of June, 1998.

S.W. SQUARE DEVELOPMENT CORP.,
an Illinois corporation

IMPRESS
CORPORATE SEAL
HERE

BY: _____

David J. Dubin, President

DEPT-01 RECORDING \$27.00
T#0009 TRAN 3583 08/20/98 08:42:00
#5458 # JW *-98-735890
COOK COUNTY RECORDER

98735890

7741733
up
back
d/s

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STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
AUG 17 '98
211.00
PB. 10774

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG 17 '98
105.50
PB. 11424

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
AUG 17 '98
791.25
PB. 11193

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
AUG 17 '98
791.25
PB. 11193

06853129

Property Cook County Clerk's Office

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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Dubin is personally known to me to be the President of **S.W. SQUARE DEVELOPMENT CORP.**, an Illinois corporation, 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 severally acknowledged that as such President, he signed and delivered the said instrument and cause the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

**IMPRESS
CORPORATE SEAL
HERE**

Given under my hand and official seal, this 30th day of June, 1998.

Commission expires 09/27/2000

Devona L. Gilmore
NOTARY PUBLIC

SEAL

~~~~~  
"OFFICIAL SEAL"  
Devona L. Gilmore  
Notary Public, State of Illinois  
My Commission Exp. 09/27/2000  
~~~~~

This instrument was prepared by: Masuda, Funai, Eifer & Mitchell, Ltd., One East Wacker Drive, Suite 3200, Chicago, Illinois 60601.

MAIL TO:

Michelle A. Lauer
218 N. Jefferson, St. 3W
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Heidi Dorsey v. Frank
3443 N. Randall
Chicago, IL 60647
Mylander

OR RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:
(PARCEL 46)

THE NORTH 19.29 FEET OF THE SOUTH 119.08 FEET OF THE WEST 52.50 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 TO 11 AND LOTS 38 TO 48, BOTH INCLUSIVE, AND VACATED NORTH - SOUTH ALLEY ADJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J.R. WICKERSHAM'S SUBDIVISION OF BLOCKS 5 TO 6 OF K.K. JONES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS TRACT IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. WENCESLAUS SQUARE TOWNHOMES, RECORDED AS DOCUMENT 98404070.

Common Address: 3443 North Lawndale
Chicago, Illinois 60618

P.I.N.: 13-23-315-001-0000 (affects Property and other land)

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EXHIBIT B

Subject only to:

- (i) general real estate taxes not yet due and payable at the time of closing;
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable;
- (iii) applicable zoning and building laws and building lines restrictions, and ordinances;
- (iv) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration;
- (v) easements, restrictions, conditions, building set-back lines and reservations of record;
- (vi) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto;
- (vii) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises;
- (viii) acts done or suffered by Buyer or anyone claiming by, through or under Buyer;
- (ix) streets and highways, if any;
- (x) utility easements, whether recorded or unrecorded; and
- (xi) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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