GGORGE E. COLE® LEGAL FORMS UNOFFICIAL COPY

February 1996

#### 98735894

WARRANTY DEED
Joint Tenancy
Statutory (Illinois)
(Individual to Individual)

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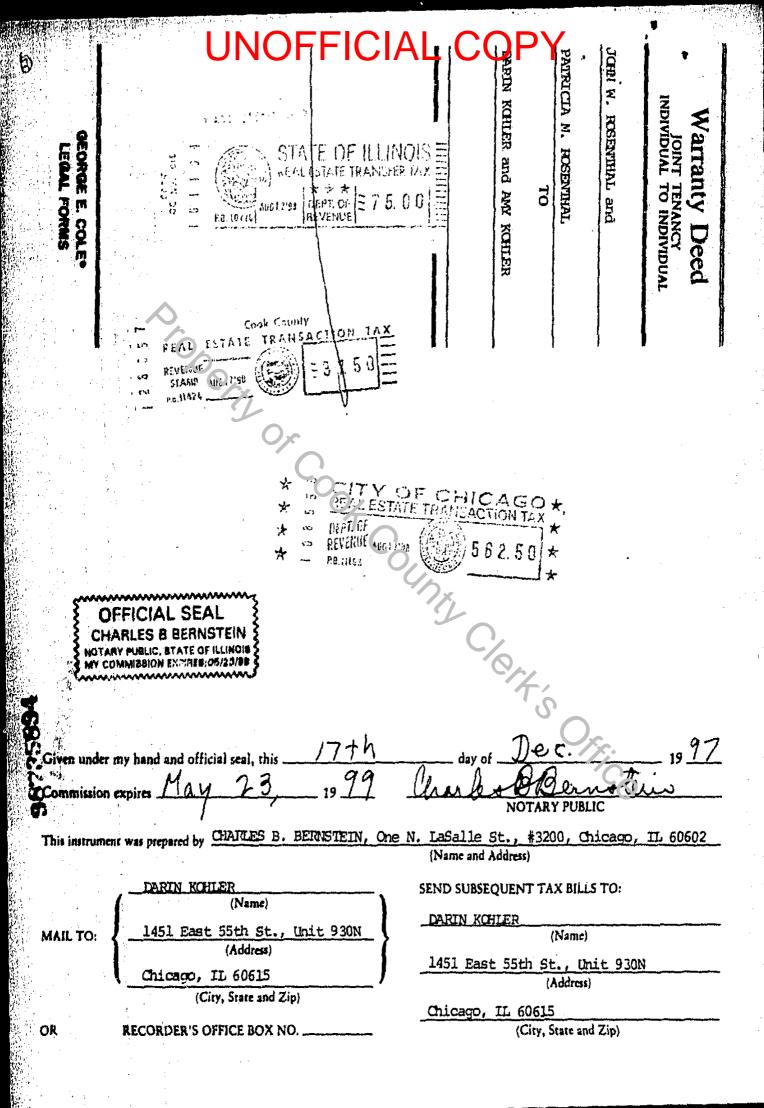
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\$27,00

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- . \$5462 \$ JW \*-98-735894
- COOK COUNTY RECORDER

Above Space for Recorder's use only

THE GRANTOR(S)	JOHN W. ROSENTHAL and PATRICIA M. ROSENTHAL, his wife,	
	of Chicago County of Cook State of Illinois for and i	
of Ten (\$10.00)	DOLLARS, and other good and valuable considerations in h	und paid,
CONVEY(S) 1451 East 55th S	and WARRANTS(S) to DARIN KOHLER Street, Unit 930N, Chicago, IL 60615,	and AMY KOHLER
ı	(Names as a Address of Grantees)	•
not in Tenancy in	Common, but in JOINT TENANCY, the following described Real Estate situ	ated in the
County of <u>C∞</u>	in the State of Minois, to wit:	
	See Rider attached hereto and hade a part hereof.	N p N = T p
		t <b>s</b>
	niving all rights under and by virtue of the Homestead Exemption is we of the State of Illini premises not in tenancy in common, but in joint tenancy forever.	
Permanent Real I	Istate Index Number(s): 20-14-202-076-1269	건
	state: Unit 930N, 1451 East 55th Street, Chicago, IL 60025	69
<i>,</i> ;	DATED this: 17 TH day of DEC 19	97
Please y	CHN W. ROSENTHAL (SEAL) PATRICIA M. ROSENTHAL	SEAL)
print or type name(s) below	(SEAL)	(SEAL)
signature(s)		
State of Illinois, County	of COOK ss. I, the undersigned, a Notary Public in and for in the State aforsaid, DO HEREBY CERTIFY that JOHN W. FOSENTHAL and PATRICIA M. ROSENTHAL, his wife,	r said County,
IMPRESS SEAL	personally known to me to be the same person s whose name s are sub- foregoing instrument, appeared before me this day in person, and acknowledged the	
HERE	signed, scaled and delivered the said instrument as their free and volunts	ary act, for the



# 468至55894

#### **UNOFFICIAL COPY**

RIDER ATTACHED TO AND MADE A PART OF WARRANTY DEED DATED DEC. 77. 7 , 1997, FROM JOHN W. ROSENTHAL AND PATRICIA M. ROSENTHAL, GRANTORS, TO DARIN KOHLER AND AMY KOHLER, GRANTEES

#### PARCEL 1:

UNIT NUMBER 930-'N', IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 9, 10, 13, 17, 18, 19, AND PART OF LOT 12 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 1; ALSO PART OF LOT 22 IN BLOCK 57 AND PART OF LOT 22 AND OF LOT 3 IN BLOCK 58 IN HYDE PARK SUBDIVISION, ALL IN THE SOUTH EAST 1/4 OF SECTION 11, AND THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIR? PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24684928; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS; AND

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER 11-'B''E', A LIMITED COMMON LLEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 24684928, 18 COOK COUNTY, ILLINOIS,

SUBJECT TO: The general exceptions contained in a Contract Purchaser's commitment for title insurance issued by Chicago Title Insurance Company and to the following exceptions: covenants, conditions and restrictions of record; terms, provisions, covenants conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and atility easements, including any easements established or implied from the Declaration of Condominium or amendments thereto, if any; reads, highways, streets and alleys, if any; limitations and conditions imposed by the Condominium Property Act; party-wall rights and agreements, if any; special governmental taxes or assessments for improvements not unconfirmed special governmental completed; assessments; installments not due at the date hereof for any special tax or assessment for any improvements heretofore completed; general real estate taxes for the year 1996 and subsequent years; building lines and building restrictions, use or occupancy restrictions, and building and zoning ordinances; the rights, if any, of the public in any portion of the premises aforesaid which may fall within any public street, way or alley adjacent or contiguous to said premises; installments due after date of closing of assessments established pursuant to the Declaration of Condominium; the rights of all persons claiming by, through or under the Purchaser and all acts of Purchaser; and, without limiting the generality of the foregoing, the following:

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1. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS
CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE
DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 24: 1978 AS
DOCUMENT 24684928 AND AS AMENDED FROM TIME TO TIME

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE \*CONDOMINIUM PROPERTY ACT.\*

2. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE. TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY. ITS SUCCESSORS AND ASSIGNS, PECORDED MAY 30, 1959 AS DOCUMENT 17492863.

(AFFECTS PART OF THE COMMON ELEMENTS)

3. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT FOR A PERMANENT RIGHT OF WAY AND PERPETUAL EASEMENT TO MAINTAIN, REPLACE AND REMOVE A SEWER OR OTHER MUNICIPALLY-OWNED SERVICE FACILITIES, AS CREATED BY GRANT TO THE CITY OF CHICAGO RECORDED JUNE 12, 1959 AS DOCUMENT 17566270.

LAFFECTS PART OF THE COMMON ELFMENTS!

4. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE PEOPLES GAS, LIGHT AND COKE COMPANY RECORDED JANUARY 5, 1961 AS DOCUMENT 18055216.

(AFFECTS PART OF THE COMMON ELEMENTS)

5. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE. TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT. AS CREATED BY GRANT TO THE COMMONICALTH EDISON COMPANY. IT SUCCESSORS AND ASSIGNS. RECORDED FEIRUARY 17. 1961 AS DOCUMENT 18088682.

(AFFECTS PART OF THE COMMON ELEMENTS)

6. EASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED MAY 23, 1761 AS DOCUMENT 18169856.

(APPECTS PART OF THE COMMON ELEMENTS)

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FASEMENT OVER THE LAND DESCRIBED IN THE GRANT TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED SEPTEMBER 23, 1963 AS DOCUMENT 18919902.

LAFFECTS PART OF THE COMMON ELEMENTS)

RESERVATION OF EASEMENTS OVER THE LAND DESCRIBED IN THE ORDINANCE OF VACATION DATED DECEMBER 22: 1958 AND RECORDED MAY 6: 1959 AS DOCUMENT 17473436: AS AMENDED BY ORDINANCE DATED MAY 27: 1959 AND RECORDED JUNE 11: 1959 AS DOCUMENT 17566049 FOR THE DEMERIT OF THE COMMONWEALTH EDISON COMPANY: THE ILLINOIS BELL TELEPHONE COMPANY: THE PEOPLES GAS LIGHT AND COKE COMPANY AND FOR SEVERS AND WATERMAINS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH SLECTRIC: TELEPHONE: GAS: SEWER AND WATER SERVICE: TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT:

(AFFECTS PART OF THE COMMON ELEMENTS)

- 9. TERMS AND PROVISIONS OF THE REDEVELOPMENT PLAN OF THE CHICAGO LAND CLEARANCE COMMISSION, AS REVISED AND APPROVED BY THE CHICAGO CITY COUNCIL BY ORDINANCE RECORDED AS DOCUMENT 17458701.
- 10. COVEMANTS, CONDITIONS AND RESTRICTIONS RELATING TO COMPLETION OF IMPROVEMENTS! ON THE LAND, PROHIBICING CHANGES IN THE CHARACTER

OF IMP-OVEMENTS PRIOP TO JULY 1, 1997 AND PROHIBITING
DISCPIMINATION CONTAINED (1) IN THE REDE'ELDPMENT AGREEMENT
BETWEEN CHICAGO LAND CLEARANCE COMMISSION, A MUNICIPAL
CORPORATION, AND WEBB AND KNAPP, INC., A CORPORATION OF
DELAWARE, DATED JANUARY 30, 1958 AND RECORDED JULY 23, 1958 AS
DOCUMENT 17268063, AS SUPPLEMENTED BY INSTRUMENT RECORDED
OCTOBER 6, 1958 AS DOCUMENT 17338285, ON JUNE 2, 1959 AS
DOCUMENT 17556218 AND DN NOVEMBER 6, 1959 AS DOCUMENT 17706267,
12) THE QUIT CLAIM DEED FROM THE CHICAGO LAND CLEARANCE
COMMISSION TO WEBB AND KNAPP, INC., DATED JUNE 11, 1957 AND
RECORDED JUNE 29, 1959 AS DOCUMENT 17582440 AND 13) THE QUIT
CLAIM DEED FROM WEBB AND KNAPP, INC. TO UNIVERSITY GARDENS,
INC., A CORPORATION OF ILLINOIS, DATED JUNE 26, 1959 AND
RECORDED JUNE 29, 1959 AS DOCUMENT 17582441.

SAID INSTRUMENTS CONTAIN PROVISIONS FOR A RECONVEYANCE TO AND RIGHT OF RE-ENTRY IN FAVOR OF THE CHICAGO LAND CLEARANCE COMMISSION IN THE EVENT OF A BREACH OF CONDITIONS.

11. ENCROACHMENT BY THE CONCRETE WALL LOCATED ON THE LAND SOUTH AND ADJOINING OVER THE SOUTH LINE OF THE LAND BY 0.03 OF A FOOT AS DISCLOSED BY THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 24684929.

