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9072/0014 80 002 Page 1 of 5
1998-09-09 10:16:29
Cook County Recorder 27.50

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

WARRANTY DEED

TICOR TITLE

444486

THIS INDENTURE, made this 31st day of August, 1998, between 811 Chicago Avenue Residences, L.P., an Illinois limited partnership, duly authorized to transact business in the State of Illinois, ("Grantor"), and ERIN E. CLIFFORD ("Grantee") having an address of 1660 Balmoral Circle, Inverness, Illinois 60067

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEYS AND WARRANTS in fee simple unto the Grantee, and to her heirs and assigns, all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as Unit 406, 811 Chicago Avenue, Evanston, Illinois 60202

Permanent Index Number: 11-19-401-006-0000

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for 811 Chicago Avenue Condominium Association (the "Declaration"), and Grantor

MAIL TO:
Richard S. Rosenstein
135 S. LaSalle Street, Suite 3600
Chicago, Illinois 60603

Send subsequent tax bills to:
ERIN E. CLIFFORD
Unit 406, 811 Chicago Avenue
Evanston, Illinois 60202



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IBT #
1174-8184

STATE OF ILLINOIS
SEP 98
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
219.00
966560



Property of Cook County Clerk's Office

Cook County
REAL ESTATE TRANSACTION TAX
SEP 98
REVENUE STAMP
109.50
983204



reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and her heirs and assigns forever.

Subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; rights of the public, the City of Evanston and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed as of this 31st day of August, 1998.

811 Chicago Avenue Residences, L.P.,
An Illinois limited partnership

By: Focus Development, Inc., an Illinois
corporation, its General Partner

By: 
TIMOTHY J. ANDERSON, President

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STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

Sandra A. Yohn

I, ~~KAREN PATTERSON~~, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY J. ANDERSON personally known to me to be the President of Focus Development, Inc., an Illinois corporation, General Partner of 811 Chicago Avenue Residences, L.P., an Illinois limited partnership, 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 acknowledged that as such President, he signed and delivered the said instrument 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 limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 31st day of August, 1998.

Commission expires: 06/02/99

NOTARY PUBLIC

CITY OF EVANSTON
Real Estate Transfer Tax
City Clerk's Office

004869

PAID AUG 19 1998

Amount \$

10,125.00

Agent UMP

This document prepared by: Karen Patterson, 800 Waukegan Road, Glenview, IL 60025

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EXHIBIT "A"

PARCEL 1:

Unit 406 in 811 Chicago Avenue Condominium as delineated on a survey of:

LOT 1 IN NORTHLIGHT CONSOLIDATION OF LOTS 9 AND 10 AND THE NORTH 7 FEET OF LOT 11 IN BLOCK 11 IN WHITE'S ADDITION TO EVANSTON IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1996 AS DOCUMENT NO. 96939209 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 1997 AS DOCUMENT NO. 97-966,087, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-27 AND STORAGE LOCKER L-27 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Permanent Index Number: 11-19-401-006-009

Affects: More than property in question.

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