

UNOFFICIAL COPY
WARRANTY DEED

98820772

9924/0074 66 001 Page 1 of 3
1998-09-15 12:04:29
Cook County Recorder 25.00

THE GRANTOR, Combined International, Inc., an Indiana corporation, of Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to Louis P. Pansino and Ada J. Pansino, of 155 N. Harbor Drive, Chicago, Illinois, not as tenants in common or as joint tenants, but as tenants by the entirety, all its right, title, and interest in and to the following described real estate in Cook County, Illinois, legally described on Exhibit A attached hereto.

Husband & wife

SEE SUBJECT TO PROVISIONS ON THE REVERSE SIDE

Address: 155 N. Harbor Drive, Unit 2313, Chicago, Illinois
P.I.N.: 17-10-401-005-1307

The Grantor has signed this deed on September 1, 1998.

ATTEST: Combined International, Inc.

By: *[Signature]*
Secretary

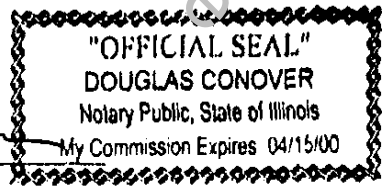
By: *[Signature]*
Dennis M. Svilar, President
President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the above State and County, do hereby certify that Dennis M. Svilar, personally known to me to be President and Secretary, of Combined International, Inc., 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 acknowledged that as such President and Secretary, he signed and delivered the said instrument, and caused 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 of said corporation, for the uses and purposes set forth therein.

Given under my hand and Notarial Seal on September 1, 1998.

[Signature]
Notary Public



This deed was prepared by:	Name and address of grantee and send future tax bills to:	After recording, mail to:
Douglas Conover RIECK AND CROTTY, P.C. 55 West Monroe Street, Suite 3390 Chicago, Illinois 60603	Louis P. Pansino and Ada J. Pansino 155 N. Harbor Drive, Unit 2313 Chicago, Illinois 60601	Peter N. Silvestri 2912 N. 77 th Court Elmwood Park, Illinois 60635

BOX 333-CTI

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THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO:

- (a) covenants, conditions, and restrictions of record;
- (b) public and utility easements;
- (c) existing leases and tenancies;
- (d) special governmental taxes or assessments for improvements not yet completed;
- (e) unconfirmed special governmental taxes or assessments;
- (f) general real estate taxes for the year 1997 and subsequent years; and
- (g) restrictions, covenants, and conditions set forth in the Declaration of Condominium Ownership.

X:\WPS1\COMBINED\WARRANT.DED

Property of Cook County Clerk's Office

COOK COUNTY
3 14 98



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
228.40

Cook County

REAL ESTATE TRANSACTION TAX
REVENUE
114.50

* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE *
* 970.00 *

* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE *
* 017.00 *

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EXHIBIT A
Legal Description

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PARCEL 1:

UNIT NUMBER 2313, IN HARBOR DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE, (HEREINAFTER CALLED "PARCEL"): LOTS 1 AND 2, IN BLOCK 2, IN HARBOR POINT UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE LAND LYING EAST AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDED WITHIN FILED IN THE OFFICE OF THE REGISTRAR OF TITLES DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH ALL OF THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAISSON CAP AND COLUMN LOTS 1-"A", 1-"B", 1-"C", 2-"A", 2-"B", 2-"C", 3-"A", 3-"B", 3-"C", 4-"A", 4-"B", 4-"C", 5-"A", 5-"B", 5-"C", 6-"A", 6-"B", 6-"C", 7-"A", 7-"B", 7-"C", 8-"A", 8-"B", 8-"C", 9-"A", 9-"B", 9-"C", "M-LA" AND "MA-LA" OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED, ENUMERATED AND DEFINED ON THE SAID PLAT OF HARBOR POINT UNIT NUMBER 1, FALLING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, UPWARD AND DOWNWARD OF SAID LOT 1, IN BLOCK 2, AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSES; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, AND OF EASEMENTS, BY LAWS, COVENANTS AND RESTRICTIONS FOR THE 155 HARBOR DRIVE CONDOMINIUM ASSOCIATION, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935653, (SAID DECLARATION HAVING BEEN AMENDED BY 1ST AMENDMENT THERETO, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBERS 22935654 AND 23018815); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPT FROM THE SAID PARCEL, ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY, AS AMENDED), IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1, AFORESAID THROUGH, OVER AND ACROSS LOT 3, IN BLOCK 2 OF SAID HARBOR POINT UNIT NUMBER 1, ESTABLISHED PURSUANT TO ARTICLE III OF THE DECLARATION OF COVENANTS AND EASEMENTS FOR HARBOR POINT PROPERTY OWNERS' ASSOCIATION, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBERS 58912 AND 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY 1ST AMENDMENT THERETO, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935652), AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED, DECEMBER 17, 1971, AND KNOWN AS TRUST NUMBER 58912, TO PATRICIA CASTENEDA, DATED SEPTEMBER 7, 1977, AND RECORDED NOVEMBER 16, 1977, AS DOCUMENT NUMBER 24197759, IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS SET FORTH IN THE RESERVATION AND GRANT OF RECIPROCAL EASEMENTS, AS SHOWN ON THE PLAT OF HARBOR POINT UNIT NUMBER 1, AFORESAID, AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III OF THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBERS 58912 AND 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935651, (SAID DECLARATION HAVING BEEN AMENDED BY 1ST AMENDMENT THERETO, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935652), AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED, DECEMBER 17, 1977, AND KNOWN AS TRUST NUMBER 58912, TO PATRICIA CASTENEDA, DATED SEPTEMBER 7, 1977, AND RECORDED NOVEMBER 16, 1977, AS DOCUMENT NUMBER 24197759, IN COOK COUNTY, ILLINOIS