UNOFFICIAL COP98/865562

1998-09-28 12:24:20 Cook County Recorder 25.00

7757403 RA Para

WARRANTY DEED

Statutory (ILLINOIS) (Corporation to Individual)

THE GRANTOR, S.W. SQUARE DEVELOPMENT CORP., 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 Devlars (\$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 Edward I. Velazquez and Margaret May Titterington, 3528 N. Oakley, Chicago, Illinois, husband and wife, as Joint Tenants with right of survivorship and not as tenants in common, the following described Real Estate situated but as tenants by the

in the County of Cook and State of Illinois, to wit:

net ,

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

Permanent Real Estate Index Number: 13-23-315-001-000% (Affects Real Estate and other property)

Address of Real Estate: 3437 North Lawndale, Chicago, Illino's 50318

SEE SUBJECT TO LANGUAGE ATTACHED HERE TO 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 ____151 day of September, 1998.

S.W. SQUARE DEVELOPMENT CORP.,

an Illinois corporation

IMPRESS CORPORATE SEAL HERE

David J. Dubin, President

BUX 333-CTI

Property of County Clerk's Office

State of Illinois)	
County of Cook) SS.	
DEVELOPMENT of person whose name is and severally acknow cause the corporate set Board of Directors of	id J. Dubin is personally kn CORP., an Illinois corporal subscribed to the foregoing redged that as such Presider eal of said corporation to be f said corporation, as his fre	I for the County and State aforesaid, DO HEREBY own to me to be the President of S.W. SQUARE tion, and personally known to me to be the same instrument, appeared before me this day in personat, he signed and delivered the said instrument and affixed thereto, pursuant to authority given by the e and voluntary act, and as the free and voluntary I purposes therein set forth.
IMPRESS CORPORATE SEA HERE	Ox	,
Given under my hand and official seed, this $\frac{1/2!}{!}$ day of September, 1998.		
Commission expires	09/27/2000 manualitation (1)	NOTARY PUBLIC
SEAL States I	FICIAL SEAL" vona L. Gilmore Public, State of Illinois mussion Exp. 09/27/2000 cmussion Exp. 00/27/2000 cmussion Exp.	
This instrument was p	repared by: Masuda, Funai,	Eifert & Mitchell, Ltd., One East Wacker Drive,
Suite 3200, Chicago,	Illinois 60601.	
MAIL TO:		SEND SUBSEQUENT TAX BILLS TO:
i Madelynn t	lausman	Velazquez + Titterington
17 w. Was	hington St. S.1119	3437 N Lawrence
(Milago)	76602	Chicago, TL 60/18

OR RECORDER'S OFFICE BOX NO.____

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EXHIBIT A

LEGAL DESCRIPTION

98865562 Fade 3 of 3

PARCEL 1:

(PARCEL 43)

THE NORTH 16.58 FEET OF THE SOUTH 55.51 FEET OF THE WEST 52.50 FEET OF THE FOLLOWING DESCRIBED TRACT: dand 1

LOTS 1 TU!! AND LOTS 38 TO 48, BOTH INCLUSIVE, AND VACATED NORTH - SOUTH ALLEY ACJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J.R. WICKERSHAM'S SUBDIVISION OF BLOCKS 5 70-6 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 A 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:

3437 North Lawndale

Chicago, Illinois 60618

P.I.N.:

13-23-315-001-0000 (affects Property and other land)

Property of County Clerk's Office

98865562

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, provided them are no world ims of same 3
- (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 e: hibits thereto;
- (vii) casements, enoroachments and other matters affecting title to the Property, the Common Area or the Premisss;
- (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 Insure: commits to insure Buyer against loss or damage.

* provided that they do not underlie the Property

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