



UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

98865562 Page 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:

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 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)

COOK COUNTY CLERK'S OFFICE  
13-23-315-001-0000

Cook County  
PROPERTY TAX  
13-23-315-001-0000

COOK COUNTY CLERK'S OFFICE  
13-23-315-001-0000

Cook County  
PROPERTY TAX  
13-23-315-001-0000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 there are no violations of same;*
- (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, <sup>\*</sup> ~~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; <sup>\*</sup> and
- (xi) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

*\* provided that they do not underlie the Property.*

UNOFFICIAL COPY

Property of Cook County Clerk's Office