

# UNOFFICIAL COPY

**WARRANTY DEED**  
Statutory (Illinois)  
(Corporation to Individual)

7755173 98088846 20945

**THE GRANTOR**

**SOUTHPORT DEVELOPMENT  
GROUP, INC., AN ILLINOIS  
CORPORATION**

a 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 the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to:

John D. Gerut  
3458 N. Janssen  
Chicago, IL 60657

98876236

DEPT. OF RECORDING \$25.00  
100000 TRAN 0618 09/30/98 0945100  
\$1431 + CC \* 98876236  
COOK COUNTY RECORDER

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:  
SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 14-20-310-017-0000

Address(es) of Real Estate: 3458 N. Janssen #H-2, Chicago, IL 60657

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Chairman this 21 day of August, 1998.

Southport Development Group, Inc.  
(Name of Corporation)

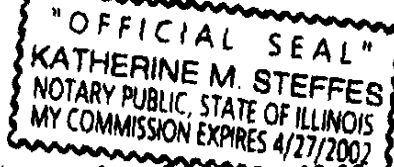
By John D. Gerut

BOX 333-CTI

3

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that George J. Curtis Jr personally known to me to be the Chairman of Southport Development Group, 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 Chairman 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, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 21 day of August, 1998.

Commission expires 4/27/07

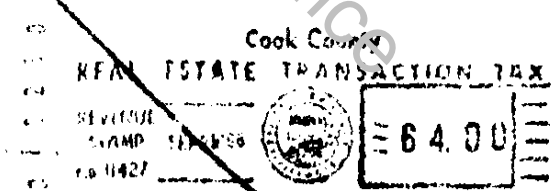
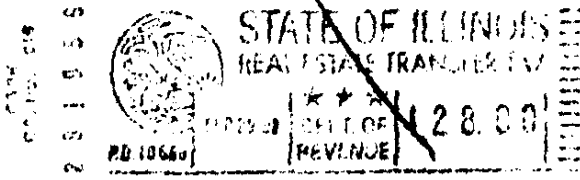
[Signature]  
NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645  
(Name and Address)

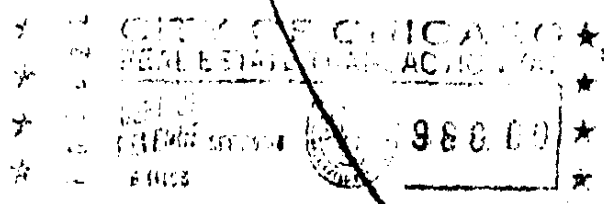
**SEND SUBSEQUENT TAX BILLS TO:**

<b>MAIL TO:</b>	<u>Jeff Jensen</u> Name	<u>John D. Grant</u> Name
	<u>111 W. Washington, Suite 1100</u> Address	<u>3458 N. Janssen #H-2</u> Address
	<u>Chicago, IL 60602</u> City, State and Zip	<u>Chicago, IL 60657</u> City, State and Zip

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



98876236



# UNOFFICIAL COPY

UNIT NUMBER H-2 IN THE JANSSEN COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOTS 45 TO 48 IN BLOCK 7 IN LANE PARK ADDITION TO LAKE VIEW, SAID ADDITION BEING A SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 AND THE NORTH QUARTER OF THE SOUTH 1/2 OF THE SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98562693, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

THE TENANT OF UNIT H-2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

THE 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, AFORESAID, AND GRANTOR 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.

Subject only to the following, if any: Declaration of Condominium, provisions of the Condominium Property Act of Illinois; general taxes for 1997 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installment due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements; the Purchaser's mortgage or trust deed; acts done or suffered by or through the Purchaser.

98562693

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Property of Cook County Clerk's Office