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GEORGE E. COLE® LEGAL FORMS

No. 804 REC February 1996 2342/0268 89 001 Page 1 of 3 1998-10-15 15:03:48 Cook County Recorder 25.50

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

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4241449 (13) GIT

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Secretary

THE GRANTOR

ARDMORE SQUARE, LTD.

a corporation created and existing under and by virtue of the laws of the S	tate of Tilinois and duly authorized
to transact business in the State of <u>Ilianois</u> , for and in	consideration of the sum of TEN DOLLARS
and NO/100's******** DOL, ARS and other good and val	tuable considerations
in hand paid, and rursuant to authorit	y given by the Board of DIRECTORS
of said corporation, CONVEYS and WARRANTS to	•
	TERSON, a single person,
	inchester #1E
Chicago Ill	
(Name and Address of Crathe following described Real Estate situated in the County ofCO	
the following acserbed real Estate shamed in the County of	in State of finnois, to wit.
	C,
	0.
SEE ATTACHED EXHIBIT "A"	
	0.0
	0.
	+241449
Permanent Real Estate Index Number(s): 14-05-314-013 (an	derlan)
Address(es) of Real Estate: 1237-43 Ardmore, Unit 1241 SUBJECT TO: covenants, conditions and restrictions of record,	-2, Chicago, Illinus
Document No (s), au	nd to General Taxes
for and subsequent years.	
In Witness Whereof, said Gmntor has caused its corporate seal to be hereto a	iffixed, and has caused its name to be signed to these
presents by its President, and attested by its	Secretary, this day of
October 19 98	
	At the state of th
ARDMORE SQUARE, LTD	<u>Alamato</u>
Impress By X Agent	(Name of Corporation)
Corporate Seal	President
Here Allest X I 4 m	residen

UNOFFICIAL COPY Corporation to Individua GEORGE E. COLE LEGAL FORMS State of Illinois, County of ... the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _ personally known to ... President of the ... personally known to me to be Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day Phil Trice Public, State of Illinois hay signed and delivered the said instrument and caused the corporate seal of said on Expo 1360 1700 be affixed thereto, pursuant to authority given by the Board of salu corporation, as their free and voluntary act, and 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 Commission expires This instrument was prepared by PAUL M. GOLDMAN 410 Lake Street, Oak Park, IL. 60302 (Name and Address) SUMWER SEND SUBSEQUENT TAX BILLS TO: NOLTH CAMPBELL MAIL TO: (Address) ARDMORE UNITZ

68577689

OR

RECORDER'S OFFICE BOX NO. .

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EXHIBIT A

UNIT 1241-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ARDMORE SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 98286251, IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 1/4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 1241-2 AND HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGICIS 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 GRANTON RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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.

THIS DEED IS SUBJECT TO:

- 1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE AND FOR SUBSEQUENT YEARS;
- 2. THE DECLARATION:
- 3. PUBLIC AND UTILITY EASEMENTS:
- 4. COVENANTS, CONDITIONS, RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY;
- 5. APPLICABLE ZONING AND BUILDING LAWS, ORDINANCES AND RESTRICTIONS:
- 6. ROADS AND HIGHWAYS, IF ANY;
- 7. PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS:
- 8. INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION, AND
- 9. ACTS DONE OR SUFFERED BY THE PURCHASER.

