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GEORGE E. COLE
LEGAL FORMS

WARRANTY DEED
Corporation to Individual

TO

Property of Cook County Clerk's Office



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC 1 '98

DEPT. OF REVENUE

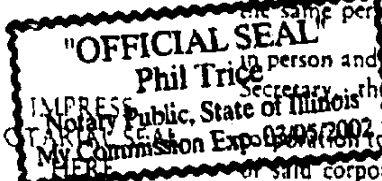
92.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE
RB.11191

603.75

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 ANATOLY ZARKHIN personally known to me to be the _____ President of the _____ corporation, and IGOR PETROSKY personally known to me to be the _____ 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



in person and severally acknowledged that as such _____ President and _____ Secretary, they 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 _____ of said 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 9 day of October 19 98
Commission expires 3/5 2002
Phil Trice
NOTARY PUBLIC

This instrument was prepared by PAUL M. GOLDMAN, ESQ. 410 Lake Street, Oak Park, IL 60302
(Name and Address)

MAIL TO: MS. SARA SUMNER
ATTORNEY AT LAW
1304 NORTH CAMPBELL
CHICAGO, ILLINOIS 60647
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
DAMEL R. PETERSON
(Name)
1241 W ARDMORE UNIT 2
(Address)
CHICAGO IL 60640
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

98927489

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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 18, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14

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 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 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.

