WARRANTY DEED

STATUTORY (ILLINOIS) CORPORATION TO INDIVIDUAL

CALL JOHNSTONES

### 98010499

DEPT-01 RECORDING

\$25.00

- T#0009 TRAN 0932 01/06/98 10:56:00
- \$6560 ¢ CG \*-98-010499
- COOK COUNTY RECORDER

THE GRANTOR, Melk Development/MCL Cornell Square L.P., an Illinois limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARPANTS TO

STEPHEN H. BELYN (Nof 601 E. 32ND, APT. 407, CHICAGO, IL 60616

an unmarried man, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

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Permanent Real Estate Index Number(s):

20-11-217-029

1995 and prior years: 20-12-101-003

Address of Real Estate: 4934-F S. CORNELL AVENUE, Chicago, IL

In Witness Whereof, said Grantor has caused its name co be signed to these presents by Tamara M. Laber, Vice-President of MCL Ventures, Inc., an Illinois Corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL Ventures, Inc., this 29th day of December

Melk Development/MCL Cornell Square L.P., a Illinois limited partnership

Attest:

maulimwalst Marilyn Wallsh, Secretary en soon

Property of Cook County Clerk's Office

A CONTRACT

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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 Tamara M. Laber personally known to me to be the Vice-President of MCL Ventures, Inc., and Marilyn Walsh 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 the Vice-President and Secretary, they signed and delivered the said instrument pursuant to authority given by the Board of Directors 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 100th. therein set forth.

Given under my hand and official seal, on December 29, 1997.

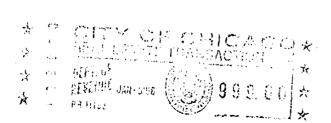
**IMPRESS** NOTARIAL SEAL HERE

> "OFFICIAL SEAL" EVE SAFARIK Notary Public, State of Illinois My Commission Expires August 30, 1198

My Commission Expires

30UNX This instrument was prepared by MCL Companies, 1337 W. Fullerton, Chicago, Illinois 60614.

CUTY OF CHICAGO & 289.80 ×





Mail to: 4934-

Cornell Ave

Send subsequent Tax Bill To: 4934-F

\$1242 UN \$190 THE STATE

Cornell Are

Property of County Clerk's Office

# 98010499

## **UNOFFICIAL COPY**

LEGAL DESCRIPTION

### PARCEL 1:

i unit C-23 in cornell square condominium, as delineated on a survey of the i following described real estate:

CERTAIN LOTS IN CORNELL SQUARE SUBDIVISION IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 12 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95639734, AS AMENDED FROM TIME TO TIME AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED JANUARY 30, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96078812; AND THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 1996, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96811604, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS, USE AND ENJOYMENT, OVER AND UPON AND DESCRIBED AND SET FORTH IN DECLARATION OF FASEMENT, RECORDED AS DOCUMENT 95580574 AND IN DEED RECORDED AS DOCUMENT

GRANTOR ALSO HEREP! GRANTS TO GRANTEE, ITS SUCCESSORS AN ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOM NIUM; 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 ALV RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR CORNELL SQUARE CONDOMINIUM AS AMENDED (THE "DECLARATION") OR PLAT OF RESUBDIVISION AND A RESERVATION BY CORNELL SQUARE CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNED, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; UTILITY EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; EASEMENTS, FOR INGRESS/EGRESS FOR CORNELL SQUARE SINGLE FAMILY RESIDENCES; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); ORDINANCES RECORDED AS DOCUMENT NO. 6753376; HYDE PARK RENEWAL REDEVELOPMENT AREA RECORDED AS DOCUMENT NO. 25142557; COVENANTS AND EASEMENTS IN DECLARATION LECORDED AS DOCUMENT NO. 94661055; RESERVATIONS IN CERTIFICATE RECORDED AS DOCUMENT NO. 9617725; NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF RETAINING WALL RECORDED AS DOCUMENT NO. 94661055; SEWER ACCESS EACHENT RECORDED AS DOCUMENT NO. 95047480; DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 9508074 AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER BUYER AGAINST LOSS OR DAMAGE.

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