

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

98024106

THE GRANTOR, WEST BUCKTOWN ASSOCIATES, L.L.C., an Illinois limited liability company, a company created and existing under 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 and No/100 DOLLARS, and pursuant to proper authority of said corporation, CONVEYS AND WARRANTS to:

DEPT-01 RECORDING \$25.50
T#0009 TRAN 0983 01/09/98 11:24:00
#7689 # CG #-98-024106
COOK COUNTY RECORDER

JESUS MANUEL BANUELOS and MAGDALENA BANUELOS, husband and wife
4957 West Keyston as joint tenants.
Chicago, IL 60651

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

See Exhibit A attached hereto and made a part hereof.

In Witness Whereof, Grantor has caused its name to be signed to these presents by its President and attested this 16th day of December, 1997.

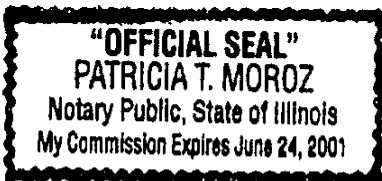
WEST BUCKTOWN ASSOCIATES, L.L.C., an Illinois limited liability company

By: Meritish I, Inc., an Illinois corporation, Manager

By: William C. Moran, President

By: Dearborn Development Corp., an Illinois corporation, Manager

By: Howard Weiner, President



STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that William C. Moran, personally known to me to be the President of Meritish I, Inc., an Illinois corporation, a Manager of West Bucktown Associates, L.L.C., an Illinois limited liability company and Howard Weiner, President of Dearborn Development Corp., an Illinois corporation, a Manager of West Bucktown Associates, L.L.C., an Illinois limited liability company, 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 Managers signed and delivered the said instrument to proper authority 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 16th day of December, 1997.

Commission expires: _____, 199__

Patricia T. Moroz
NOTARY PUBLIC

This instrument was prepared by Bruce M. Chanen, 225 W. Wacker Drive, Suite 2600, Chicago, Illinois 60606

MAIL TO: Monty Boatright, 4013 N. Milwaukee Avenue, Suite 301, Chicago, IL 60641

SAS A Div. of Intercounty SIS04132I Unit 011100A

98024106

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REAL ESTATE TRANSACTION TAX

005

REVENUE STAMP

CITY OF CHICAGO

JAN-998



121.20

REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

CITY OF CHICAGO

JAN-998



500.00

REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

CITY OF CHICAGO

JAN-998



500.00

REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

CITY OF CHICAGO

JAN-798



005

REAL ESTATE TRANSFER TAX 966802
DEPARTMENT OF REVENUE

98024106

Cook County
REAL ESTATE TRANSACTION TAX

07470

960693

JAN-998

REVENUE STAMP

STATE OF ILLINOIS

149504

JAN-998

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 966035

12103

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★ ★ ★ ★

046185

002564

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EXHIBIT A

LEGAL DESCRIPTION:

UNIT 203-C AND PARKING UNIT P-10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WEST BUCKTOWN LOFTS CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97765050, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the Grantee, its successors and 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 Condominium and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Declarations 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;
2. Private, Public and Utility Easements;
3. Applicable Zoning and Building Laws or Ordinances;
4. All Rights, Easements, Restrictions, Conditions and Reservations contained in the Declaration and a reservation by the Developer, as defined in the Declaration, to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration;
5. Provisions of the Act;
6. Such other matters as to which Intercounty Title Company commits to Buyer against loss or damage;
7. Acts of Buyer;
8. Encroachments, if any, which are endorsed over the Intercounty Title Company;
9. Covenants, Conditions, Restrictions, Permits, Easements and Agreements of Record.

Commonly Known As: 2511 West Moffat, Unit 203-C, Chicago, Illinois
Permanent Index Nos: 13-36-415-021, 13-36-415-022, 13-36-415-026, and 13-36-415-032

The Tenant in possession of the subject unit described herein either failed to exercise or waived its option to purchase the subject unit; or no Tenant is in possession of the subject unit.

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