

UNOFFICIAL COPY

98061830

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

DEPT-01 RECORDING \$25.00
 T#0009 TRAN 1103 01/23/98 10:19:00
 #1230 # CG *-78-061830
 COOK COUNTY RECORDER

7699420 DB Mas
 97074370
 THE GRANTOR, MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., an Illinois limited liability company, 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 WARRANTS TO

CHRISTOPHER B. DYSON
 of 2614 N. FRANCISCO, CHICAGO, IL 60647

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-04-219-066-0000

Address of Real Estate: 301C W. GOETHE STREET, #302, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Tamara M. Laber, Vice-President of MCL Companies of Chicago Inc., General Partner of MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., this 10th day of December, 1997.

MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P.,
 An Illinois limited liability company

By: MCL Companies of Chicago, Inc.,
 an Illinois Corporation, its General Partner

By: Tamara M. Laber
 Tamara M. Laber, Vice-President

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STATE OF ILLINOIS
 COUNTY OF COOK
 REC'D
 1998 JAN 23 10 19 AM
 \$25.00

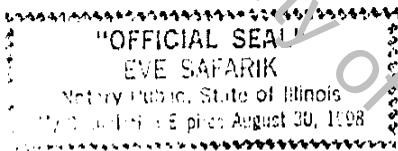
COOK COUNTY RECORDER
 1998 JAN 23 10 19 AM
 \$25.00

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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 Companies of Chicago, Inc., General Partner of MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., 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 the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, on December 10, 1997.

IMPRESS
NOTARIAL SEAL
HERE



Eve Safarik
Notary Public

My Commission Expires

This instrument was prepared by MCL Companies of Chicago, Inc., 1337 W. Fullerton, Chicago, Illinois 60614.

98061830

Mail to:

Katherine S. Mix
203 N. LA SALLE ST. #1650
CHICAGO, ILL 60601

Send subsequent Tax Bill To:

C. DYSON
301 C. W. GOETHE ST. # 302
CHICAGO IL 60610

1997 DEC 10 11 00 AM

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LEGAL DESCRIPTION

PARCEL 1:

Unit # 302 IN OLD TOWN SQUARE UNIT ONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 11 LYING SOUTH OF A LINE DRAWN PERPENDICULAR TO THE WEST LINE THEREOF THROUGH A POINT THEREIN 150.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF IN OLD TOWN SQUARE SUBDIVISION BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97609184; AND THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99899078; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASTMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT OVER AND UPON LOT 12 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 97184829 AND SET FORTH IN DELCARATION RECORDED AS DOCUMENT NUMBER 97215000.

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 OF EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECICED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR OLD TOWN SQUARE UNIT ONE (THE "DECLARATION"), AND THE PLAT OF SUBDIVISION OF OLD TOWN SQUARE AND A RESERVATION BY OLD TOWN SQUARE UNIT ONE CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") 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; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT");

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