

UNOFFICIAL COPY

38238928

1998-03-26 15:50:20
Cook County Recorder 23.50

Kw 1092
N9800194

WARRANTY DEED (ILLINOIS)

THE GRANTOR, CLINTON STREET LOFTS L.L.C., an Illinois limited liability company, for and in consideration of the sum of Ten (\$10.00) and No/100 Dollars, and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS TO:
Nancy Florida, never been married
1441 W. Lexington
Chicago, Illinois 60607

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-09-315-007, 17-09-315-008, 17-09-315-009
Address of Real Estate: 226 North Clinton Street, Unit 311, Chicago, Illinois

(2)

Dated this 16 day of February, 1998

CLINTON STREET LOFTS L.L.C., an Illinois limited liability company

By: HLL Corporation, an Illinois corporation, its manager

By: _____
Its: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

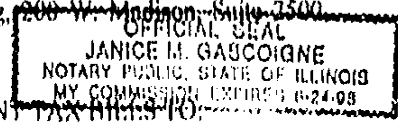
I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Bernard Lewiten, the President of HLL Corporation, an Illinois corporation, as manager of Clinton Street Lofts L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of HLL Corporation in its capacity as a manager of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of February, 1998.

My Commission Expires: 6/24/98

Janice M. Gaucoigne
Notary Public

This instrument was prepared by Amy B. Selligren, Friedman Sinar & Rohlfing, 200 W. Madison, Suite 2500, Chicago, IL 60606.



MAIL TO:
Judy L. DeAngelis
707 Walton Lane
Gray Lake, IL 60140

SEND SUBSEQUENT TAX BILLS TO:
Nancy Florida
226 Clinton Unit 311
Chicago, IL 60606



UNOFFICIAL COPY

EXHIBIT A

98208328

UNIT 311, IN CLINTON STREET LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

CERTAIN LOTS IN BLOCK 24 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 31, 1997 AS DOCUMENT NUMBER 97982890 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Grantor also hereby grants to the grantee, its successors and or 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 for the benefit of said unit set forth in the declaration.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Clinton Street Lofts Condominium Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: (1) real estate taxes not yet due and payable; (2) public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration of Condominium recorded as Document Number 97982890, as amended from time to time; (5) provisions of the Condominium Property Act; (6) such other matters, including encroachments, as to which the title insurer commits to insure against loss or damage; (7) acts of Buyer; and (8) covenants, conditions, restrictions, permits, easements and agreements of record which do not materially adversely affect the use of the premises as a condominium residence.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 18 1998
118.00

Cook County
REAL ESTATE TRANSACTION TAX
FEB 18 1998
59.00

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
FEB 18 1998
885.05