

# UNOFFICIAL COPY

## WARRANTY DEED

~~Warrant~~ By The ~~Entirety~~ LSA

98252569

THE GRANTOR, LEE-HINMAN, L.P., AN ILLINOIS LIMITED PARTNERSHIP, for and in consideration of TEN DOLLARS (\$10.00) in hand paid CONVEYS and WARRANTS to MICHAEL D. REED ~~AND JENNIFER REED, LSA~~ ~~husband and wife~~ Grantees of 5317 Grand Avenue, Downers Grove, Illinois ~~not as tenants in common, but as joint tenants with right of survivorship~~

~~as tenants in the entirety, LSA~~

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

SEE REVERSE SIDE OF DOCUMENT FOR LEGAL DESCRIPTION

P.I.N. #11-19-220-011-0000

Commonly known as 936 Hinman Unit #S1, Evanston, Illinois

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~not as tenants in common, but as joint tenants with right of survivorship~~ forever. LSA

DATED this 27<sup>th</sup> day of March, 1998.

LEE-HINMAN L.P., AN ILLINOIS LIMITED PARTNERSHIP

BY: LEE-HINMAN CORP., its General Partner

By *Charles Clarke*  
Charles Clarke, President

Attest: *Michael Gardner*  
Michael Gardner, Secretary

State of Illinois, County of Cook SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the persons whose names are subscribed to this deed are personally known to me to be duly authorized officers of LEE-HINMAN CORP., and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary acts, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 27<sup>th</sup> day of March, 1998.

"OFFICIAL SEAL"  
Laura S. Adelson  
Notary Public, State of Illinois

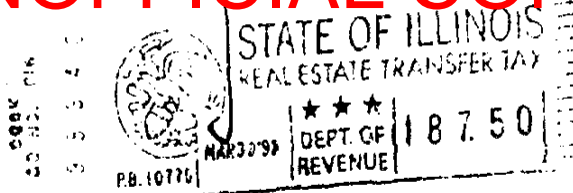
*Laura S. Adelson*  
Notary Public

This instrument was prepared by Laura S. Adelson, 500 Davis Center, Suite 701, Evanston, Illinois 60201. Mail recorded document to Kenneth A. Kredens, Esq., 11800 S. 75th Ave., Suite 100, Palos Heights, Illinois 60463.

1904771 *LSA*  
INTERNATIONAL TITLE INCORPORATED

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PARCEL 1:

UNIT 936-S1 IN THE HINMAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13, 14 AND 15 AND THE NORTH 20 FEET OF LOT 16 IN BLOCK 2 IN GIBB'S LADD AND GEORGE'S ADDITION TO EVANSTON (EXCEPT THE PORTIONS THEREOF TAKEN FOR LEE STREET AND FOR WIDENING OF HINMAN AVENUE), BEING A SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST BANK AND TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 7, 1996 AND KNOWN AS TRUST NUMBER 10-2038, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 97116949, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID ALL PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AS SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

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 PROPERTY 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.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT AND THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE HIS OPTION TO PURCHASE THE UNIT.

Subject to: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General taxes for 1997 and subsequent years; public and utility easements and building setback lines of record; zoning and building laws and ordinances; covenants and restrictions of record which do not interfere with the intended use of the property as a residential condominium unit; assessments established pursuant to the Declaration of Condominium; acts of the Purchaser; rights of persons claimed by, through or under the Purchaser.

**CITY OF EVANSTON 004003**  
**Real Estate Transfer Tax**  
**City Clerk's Office**

MAR 20 1998 Amount \$ 187.50

Agent [Signature]

98252569

