

MTC (Danna)
WARRANTY DEED
CORPORATION GRANTOR
2020566 1 of 3

UNOFFICIAL COPY

99469549
505/0052 51 001 Page 1 of 4
1999-05-14 14:39:12
Cook County Recorder 27.50



The Grantor, WINTHROP BUILDING CORPORATION, an Illinois corporation created and existing under and by 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 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

Above Space for Recorder's use only

and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Jeffrey Kuczmariski and April Krakowski, 839 W. Sheridan Road, Apt. 415, Chicago, Illinois, the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

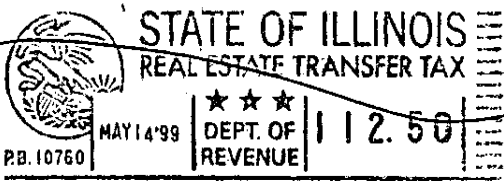
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties forever, not in tenancy in common, but in joint tenancy.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 22nd day of April, 1999.

Permanent Real Estate Index Number: 14-08-401-015-0000

Commonly known as: Unit 1R at 5123-25 N. Winthrop, Chicago, IL 60640

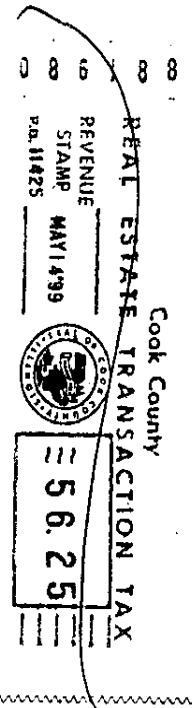
087532



WINTHROP BUILDING CORPORATION,
an Illinois corporation

BY:
JOHN HOEFMAN, PRESIDENT

This Instrument Prepared By: Hal A. Lipshutz
1120 W. Belmont Avenue
Chicago, Illinois 60657-3313



4
M

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1R IN THE 5123-25 NORTH WINTHROP CONDOMINIUM *as*
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH ½ OF LOT 2 AND LOT 3 (EXCEPT THE SOUTH 31 FEET THEREOF)
IN BLOCK 2 IN ARGYLE SUBDIVISION OF LOTS 1 AND 2 OF FUSSEY AND
FENNIMORE'S SUBDIVISION AND LOTS 1 AND 2 OF COLEHOUR AND
CONARROES SUBDIVISION OF LOT 3 IN THE SOUTH EAST 1/4 OF SECTION 8,
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN
IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NO. 08004756, TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS
DEFINED AND SET FORTH IN SAID SURVEY AND DECLARATION.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-1R, A
LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED
TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER
08004756.

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,
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.

SUBJECT TO: SEE EXHIBIT A

PERMANENT INDEX NUMBER: 14-08-401-015-0000

COMMONLY KNOWN AS: 5123-25 N. WINTHROP, CHICAGO, IL 60640

EXHIBIT A

SUBJECT TO:

(a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

Property of Cook County Clerk's Office