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UNOFFICIAL COPY

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WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED PARTNERSHIP TO INDIVIDUAL)

1015/0133 51 001 Page 1 of 2
1999-06-07 15:48:38
Cook County Recorder 23.50



THE GRANTOR, SCHOOL STREET LIMITED PARTNERSHIP, an Illinois Limited Partnership, of the City of Chicago, State of Illinois 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: Michael M. Faut, 6049 N. Kirkwood, Chicago, Illinois, 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):
14-19-430-003-0000; 14-19-430-004-0000; 14-19-430-013-0000; 14-19-430-014-0000; 14-19-430-015-0000

Address of Real Estate: 1645 West School Street, Unit 210/PU- 57/S-10, (above space for recorder only)
Chicago, Illinois 60657

SUBJECT TO: Real estate taxes not yet due and payable; Applicable zoning and building laws or ordinances; Reservation by Grantor 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 including any and all amendments thereto; Provisions of the Illinois Condominium Property Act; and Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.

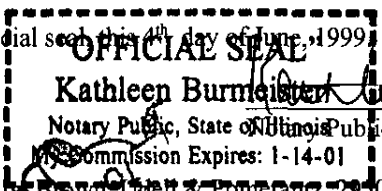
In Witness Whereof, said Grantor has caused its name to be signed to these presents by its General Partner this 4th day of June, 1999.

School Street Limited Partnership
BY: School Street, Inc.
ITS: General Partner
BY:
Robert Mosky, President

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert Mosky, personally known to me to be the President of School Street, Inc., an Illinois Corporation, General Partner of School Street Limited Partnership 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 President, he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said Corporation as his free and voluntary act and deed of said Corporation, for the uses and purpose therein set forth.

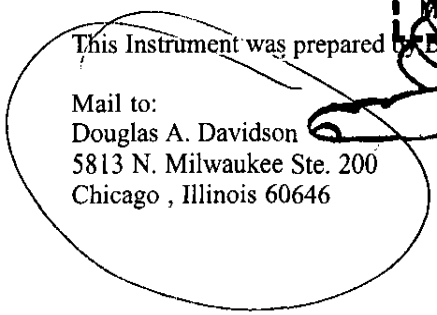
Given under my hand and official seal this 4th day of June, 1999.



This Instrument was prepared by Brown, Gelfand & Pomerantz, 2930 N. Lincoln Ave, Chicago, IL.

Mail to:
Douglas A. Davidson
5813 N. Milwaukee Ste. 200
Chicago, Illinois 60646

Send subsequent tax bills to:
Michael M. Faut
1645 W. School St. Unit 210
Chicago, Illinois 60657



UNOFFICIAL COPY

City of Chicago
Dept. of Revenue
205173



Real Estate
Transfer Stamp
\$1,128.75

06/07/1999 12:37 Batch 05370 34

LEGAL DESCRIPTION

PARCEL ONE:

UNIT 210 AND PU-57 IN THE 60657 LOFTS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, 5, 6, 29 AND 30 AND THE EAST 18 FEET OF LOT 28 (EXCEPT FROM SAID LOTS 29 AND 30 THOSE PARTS THEREOF LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF SAID LOT 3 PRODUCED SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 29, 11.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 29) IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO; ALL THAT PART OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 1, 2 AND 3 AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 30 AND LYING NORTHERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 3 PRODUCED SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF LOT 29, 11.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 29, ALL IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO AFORESAID IN COOK COUNTY, ILLINOIS, MADE BY SCHOOL STREET LIMITED PARTNERSHIP AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 99283904, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE S-10, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99283904.

COMMONLY KNOWN AS 1645 WEST SCHOOL, CHICAGO, ILLINOIS
P.I.N. 14-19-430-003-0000; 14-19-430-004-0000; 14-19-430-013-0000;
14-19-430-014-0000; 14-19-430-015-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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."

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN-7'99
P.B. 11425
75.25



3
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5
8
8
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN-7'99
DEPT. OF REVENUE
150.00

99542983

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