

103 2021497

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

UNOFFICIAL COPY

99663131

6/77/00/0 51 001 Page 1 of 2 1999-07-12 14:42:03 Cook County Recorder 23.50



99663131

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 F. Flammang, 3451 N. Wolcott, #1, 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 313/PU-29/S-35, Chicago, Illinois 60657 (above space for recorder only)

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 7th day of July, 1999.

City of Chicago Real Estate Dept. of Revenue Transfer Stamp 207561 \$1,901.25 07/12/1999 11:05 Batch 07211 48



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

gm

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 7th day of July, 1999.



Janae Schaft Notary Public

This Instrument was prepared by Brown & Brown, Notary Public, 2950 N. Lincoln Ave, Chicago, IL.

Mail to: Nona Brady 9311 W. 122nd St. Palos Park, Illinois 60464

Send subsequent tax bills to: Michael Flammang 1645 W. School St. Unit 313 Chicago, Illinois 60657

COOK COUNTY REAL ESTATE TRANSACTION TAX JUL. 12.99 REVENUE STAMP

REAL ESTATE TRANSFER TAX 0012625 FP 326670

STATE OF ILLINOIS JUL. 12.99 COOK COUNTY

REAL ESTATE TRANSFER TAX 0025350 FP 326669

LEGAL DESCRIPTION

PARCEL ONE:

UNIT 313 AND PU-29 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; AND 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-35 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