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GEORGE E. COLE®
LEGAL FORMS

No. 804
November 1994

WARRANTY DEED Statutory (Illinois) (Corporation to Individual)



99759190

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6938/0103 92 001 Page 1 of 4
1999-08-10 10:25:13
Cook County Recorder 27.00

Above Space for Recorder's Use Only

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR
TEGA/DEARBORN CORPORATION, AN ILLINOIS
CORPORATION C/O GEORGE GELIS, 8 EAST
CHESTNUT, CHICAGO, IL 60611
a 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 the sum of TEN (\$10.00)

----- DOLLARS,
and other good and valuable considerations -----

----- in hand paid,
and pursuant to authority given by the Board of DIRECTORS
of said corporation, CONVEYS and WARRANTS to

LAURA A. FLAVIN
7 QUEEN VICTORIA PLACE, ATLANTA, GEORGIA

(Name and Address of Grantee)
the following described Real Estate situated in the County of COOK
----- in State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 17-04-211-009-0000
Address(es) of Real Estate: 1427-1429 N. DEARBORN PARKWAY, UNIT , CHICAGO, IL 60611

SUBJECT TO: covenants, conditions, and restrictions of record, *SEE ATTACHED FOR ADDITIONAL SUBJECT TO:

Document No.(s) -----; -----; and to General Taxes
for 1998 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these
presents by its ----- President, and attested by its ----- Secretary, this 2ND
day of AUGUST, 19 99.

TEGA/DEARBORN CORPORATION

(Name of Corporation)

By TIMOTHY R. SCWERTFEGER

President

Attest: GAIL WALLER

Secretary

Impress
Corporate Seal
Here.

BOX 333-CTF

100
DM
CTT
7624583

4
KG

20404

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WARRANTY DEED Corporation to Individual

TO

GEORGE E. COLE®
LEGAL FORMS

06165266

Property of Cook County Clerk's Office

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that TIMOTHY R. SCWERTFEGER personally known to me to be the _____ President of the TEGA/DEARBORN CORPORATION corporation, and GAIL WALLER personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of DIRECTORS of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

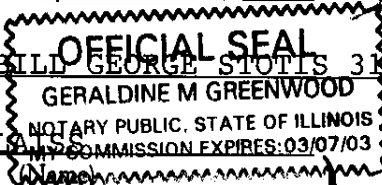
IMPRESS
NOTARIAL SEAL
HERE

Given under my hand and official seal, this 2ND day of AUGUST 19 99
 Commission expires March 7 2003

 NOTARY PUBLIC

This instrument was prepared by BILL GEORGE STOTTIS 301 S. WACKER DRIVE, SUITE 2675, CHICAGO, ILLINOIS 60606

 (Name and Address)



MAIL TO: { MICHELLE LAITSS

 1530 WEST FULLERTON AVENUE

 (Address)
 CHICAGO, ILLINOIS 60614

 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

 LAURA A. FLAVIN

 (Name)

 1427-29 N. DEARBORN UNIT 2S

 (Address)
 CHICAGO, ILLINOIS 60610

 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

LEGAL DESCRIPTION

PARCEL 1

UNIT 2S IN THE 1427-1429 NORTH DEARBORN PARKWAY CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN GREIFENHAGENS SUBDIVISION OF THE NORTH 152 FEET OF THE SOUTH 227 FEET OF LOT B IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 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 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 98765302, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 2S ASSIGNED TO UNIT 2S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

3 2 1 8 6 6


Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE
 STAMP AUG-9'99
 P.B. 11427



182.50

COOK CO. NO. 616
 2 0 3 4 8 3

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
 AUG-9'99
 P.B. 10586




DEPT. OF REVENUE

365.00

★ 1 9 7 7 5 ★
 ★ 1 9 7 7 5 ★
 ★ 1 9 7 7 5 ★
 ★ 1 9 7 7 5 ★


CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 AUG-9'99
 P.B. 11193



739.50

★ 1 1 9 7 6 ★
 ★ 1 1 9 7 6 ★
 ★ 1 1 9 7 6 ★
 ★ 1 1 9 7 6 ★


CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 AUG-9'99
 P.B. 11193



999.00

★ 1 1 9 7 7 ★
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 ★ 1 1 9 7 7 ★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 AUG-9'99
 P.B. 11193



999.00

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1. General real estate taxes not due and payable at the time of Closing;
2. The Illinois Condominium Act and The City of Chicago Municipal Code;
3. The Condominium Documents, including all amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances;
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser:
6. Easements, agreements, conditions, covenants and restrictions of record, if any;
7. Leases and licenses affecting the Common Elements;
8. Liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser and
9. The Declaration of Condominium Ownership for 1427-1429 North Dearborn Parkway heretofore recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document # 98765302.
10. Party wall agreement between Richard A. Griefen and Julie E. Griefen dated June 9, 1904 and recorded June 10, 1904 as Document #3550612 for a Party all on the line dividing lots and 4 of Griefen Hagens subdivision, said line being the South line of the underlying premises.
11. Encroachment by a stone wall from adjoining property located to the North on the Common Elements by approximately fifteen (15) feet affecting the Northeast corner of the improvement at ground level.
12. Encroachment by a wall from adjoining property located to the South on the Common Element by approximately fifteen (15) feet affecting the Southeast corner of the improvement at ground level.
13. "Grantor also hereby grants to the Grantee, its successors and assigns, as right 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."