

UNOFFICIAL COPY

C.T.I.C.

WARRANTY DEED

Statutory (Illinois)

(Corporation to Individual)



99883232

99883232

7780/0128 04 001 Page 1 of 3

1999-09-17 10:32:09

Cook County Recorder 25.00

1183411095/09069209800  
THE GRANTOR

HAMILTON CLUB, INCORPORATED,  
AN ILLINOIS CORPORATION  
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:

Benjamin A. Cairns and Kathleen E.  
McTigue  
2555 N. Clark St., Apt. 705  
Chicago, IL 60614

as husband and wife, as TENANTS BY  
THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in  
Common, the following described Real Estate situated in the County of Cook in State of Illinois,  
to wit: (See attached legal description.) 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 as husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS  
BY THE ENTIRETY forever.

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 11-19-208-001:002

Address(es) of Real Estate: 1143 Hinman #3, Evanston, IL 60202

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 Chairman this 15 day of

September, 1999.

Hamilton Club, Inc.

(Name of Corporation)

By

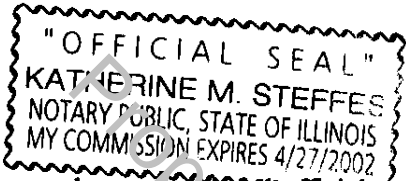
[Signature]

BOX 333-CTI

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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 George J. Cyrus personally known to me to be the Chairman of the Hamilton Club, Inc. corporation, 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 such Chairman he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 15 day of September 19 99

Commission expires 4/27/02  NOTARY PUBLIC

This instrument was prepared by Katherine Steffes 2476 W. Estes #2, Chicago, IL 60645  
(Name and Address)

Barbara Salmeron  
Name  
MAIL TO: 420 Green Bay Road  
Address  
Kenilworth, IL 60043  
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:  
Benjamin A. Cairns  
Name  
1145 Hinman #3  
Address

OR RECORDER'S OFFICE BOX NO. Evanston, IL 60202  
City, State and Zip

**CITY OF EVANSTON**  
**Real Estate Transfer Tax** 006643  
**City Clerk's Office**  
**PAID SEP 15 1999**  
Amount \$ 1345<sup>00</sup>  
Agent CMD

COOK CO., NO. 016  
295073  
P.B. 10686  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
SEP 16 '99  
DEPT. OF REVENUE  
\*\*\*  
268.50

323349  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP SEP 16 '99  
134.25  
ea. 11427

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LEGAL DESCRIPTION

99883232

UNIT NUMBER 1143-3 IN THE HAMILTON CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOTS 21 AND 22 IN BLOCK 78 IN EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 AND SECTIONS 7, 16 AND 19-41-14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 20, 1999 AS DOCUMENT NUMBER 99691284; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

THE TENANT OF UNIT 1143-3 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

SUBJECT TO: DECLARATION OF CONDOMINIUM; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; GENERAL TAXES FOR 1998 AND SUBSEQUENT YEARS; BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS OF RECORD; ZONING AND BUILDING LAWS AND ORDINANCES; PRIVATE, PUBLIC AND UTILITY EASEMENTS; PUBLIC ROADS AND HIGHWAYS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; COVENANTS AND RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; THE MORTGAGE OR TRUST DEED, IF ANY; ACTS DONE OR SUFFERED BY OR THROUGH THE PURCHASER.

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.