

UNOFFICIAL COPY

① 78396873 / 9907004

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

99917976

7983/0297 27 001 Page 1 of 3
1999-09-28 14:01:34
Cook County Recorder 25.00



99917976

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:

Stephen A. Hart and Margaret Ringia
805 Reba Place
Evanston, IL 60202

~~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 FOR~~

SEE ATTACHED LEGAL DESCRIPTION

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

Address(es) of Real Estate: 422 Hamilton #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 24 day of September, 19 99.

Hamilton Club, Inc.

(Name of Corporation)

By

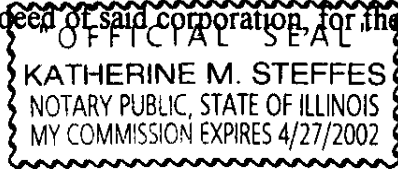
[Signature]

BOX 333-CTI

3
CE

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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 24 day of September 1999

Commission expires 4/27/02

[Signature]
NOTARY PUBLIC

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

MAIL TO: Leonard Becker
Name
188 W. Randolph Suite 2200
Address
Chicago, IL 60601
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:

Stephen A. Hart and Margaret Ringia
Name
422 Hamilton #3
Address

OR RECORDER'S OFFICE BOX NO. _____

Evanston, IL 60202
City, State and Zip

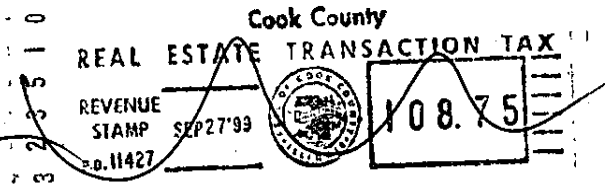
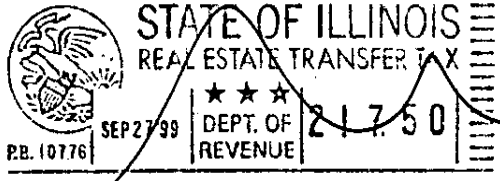
99917976

CITY OF EVANSTON 006675
Real Estate Transfer Tax
City Clerk's Office

PAID SEP 23 1999 Amount \$ 1090.00

Agent CMD

COOK CO. NO. 016
16689



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LEGAL DESCRIPTION

UNIT NUMBER 422-3 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 422-3 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.

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