

# UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Individual)**

78396905/99070706  
THE GRANTOR

HAMILTON CLUB, INC., 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:

John M. Denari and Laura L. Clarke  
512 Lee Street  
Evanston, IL 60202

99979973

8433/0180 04 001 Page 1 of 3  
1999-10-19 11:46:55  
Cook County Recorder 25.00



99979973

10/19/99

in Tenancy 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 in tenancy in common forever.

SEE ATTACHED LEGAL DESCRIPTION

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

Address(es) of Real Estate: 426 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 1 day of October, 1999.

Hamilton Club, Inc.

(Name of Corporation)

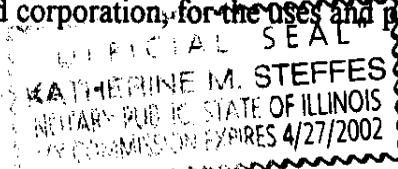
By

[Signature]

BOX 333

# UNOFFICIAL COPY

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, Jr. 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 1 day of October 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)

Gary R. Staken  
Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: 6215 W. Touhy Ave.  
Address

John M. Denari and Laura L. Clarke  
Name

Chicago, IL 60646  
City, State and Zip

426 Hamilton #3  
Address

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

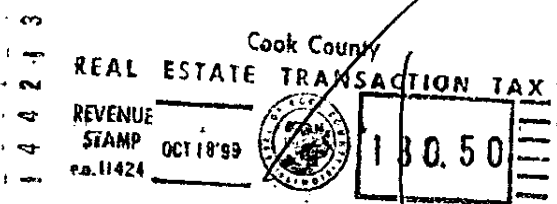
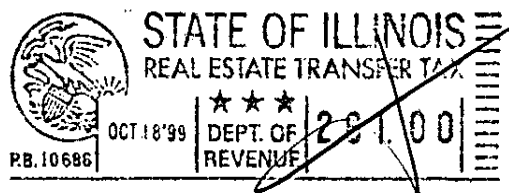
Evanston, IL 60202  
City, State and Zip

**CITY OF EVANSTON 006730**  
**Real Estate Transfer Tax**  
**City Clerk's Office**

PAID OCT 01 1999 Amount \$ 1305<sup>00</sup>

Agent CMD

COOK  
CO. NO. 016  
296703



99979973

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## LEGAL DESCRIPTION

UNIT NUMBER 426-3 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 426-3 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.