

# UNOFFICIAL COPY

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8766/0055 30 001 Page 1 of 3  
1999-01-04 08:46:52  
Cook County Recorder 25.00



## WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL

CTF  
182  
LND/Frw  
77.78.582

THE GRANTOR, MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., 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 MARK KOGUT AND MICHELLE KOGUT

~~MARK KOGUT AND MICHELLE KOGUT~~  
of 2 E. 8TH ST., APT. 2403, CHICAGO, IL 60605

3

as husband and wife, not as Tenants in Common or Joint Tenants but as TENANTS BY THE ENTIRETY, 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): 17-04-219-066; ~~17-04-219-067~~

Address of Real Estate: 301B W. GOETHE STREET, UNIT 203, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Tamara M. Laber, Vice-President of MCL Companies of Chicago Inc., General Partner of MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., this 13th day of November, 1998.

MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P.,

By: MCL Companies of Chicago, Inc.,

By: Tamara M. Laber  
Tamara M. Laber, Vice-President

Policy DB

COOK COUNTY CLERK'S OFFICE  
CC. NO. 018  
2 8 4 2 7 6  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEC 30 '98 DEPT. OF REVENUE  
PB. 10686  
156.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP DEC 30 '98  
P.B. 11427  
78.00

BOX 333-CTI

# 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 Tamara M. Laber personally known to me to be the Vice-President of MCL Companies of Chicago, Inc., General Partner of MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., 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 the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on November 13, 1998.

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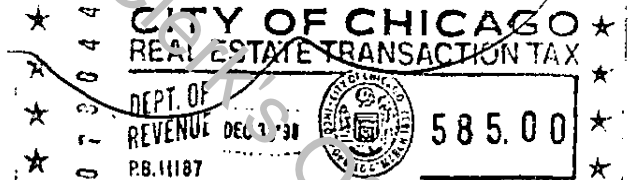
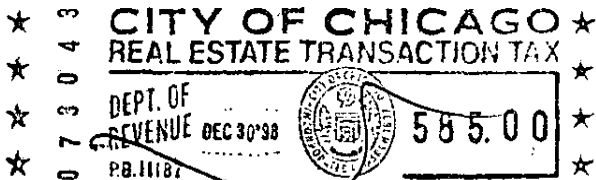
IMPRESS  
NOTARIAL SEAL  
HERE



*Eve Safarik*  
\_\_\_\_\_  
Notary Public

My Commission Expires

This instrument was prepared by MCL Companies of Chicago, Inc., 1337 W. Fullerton, Chicago, Illinois 60614.



Mail to: Charles A. Janda  
180 N. LaSalle, Ste. 2400  
Chicago, IL 60601

Send subsequent Tax Bill To:  
Mark Kogut  
301B J.W. Goethe St., Unit 203  
Chicago, IL 60610

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## LEGAL DESCRIPTION

### PARCEL 1:

Unit # 203 IN OLD TOWN SQUARE UNIT ONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF OLD TOWN SQUARE SUBDIVISION, BEING A SUBDIVISION 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 "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97609184; AND THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97899078; AND THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98551114; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE EAST 6 FEET OF LOT 11 IN OLD TOWN SQUARE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 97184829 AND SET FORTH IN DECLARATION RECORDED AS DOCUMENT NUMBER 97609184.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS OF EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR OLD TOWN SQUARE UNIT ONE (THE "DECLARATION") AND THE PLAT OF SUBDIVISION OF OLD TOWN SQUARE AND A RESERVATION BY OLD TOWN SQUARE UNIT ONE CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") 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; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT");