

WARRANTY DEED

THE GRANTOR Keaney Construction, Inc.
an Illinois corporation,

duly authorized to transact business in the State of Illinois, and pursuant to the authority of its Board of Directors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Eric O. Mack, a single person
2234 West Erie
Chicago, Illinois 60622

all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Numbers: 17-08-111-009-0000 and
17-08-131-031-0000

Address of Real Estate: 1455 West Grand, Unit 3
Chicago, Illinois 60622

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused this instrument to be executed this 2nd day of November, 1998.

Keaney Construction, Inc.

By: John Keane
John Keane, Secretary

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Keane, Secretary of Keaney Construction, an Illinois corporation, 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Keaney Construction, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of November, 1998.



Eileen C. Lally
NOTARY PUBLIC

My commission expires on 1-9-99

7766280
Easement 98089 9683
ATTW 12

3

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3 IN THE 1455 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN BLOCK 17 IN BICKERDIKE'S ADDITION TO CHICAGO AND THE WEST 7.20 FEET OF LOT 16 IN HAMBLETON'S SUBDIVISION OF BLOCK 1 IN ARMOUR'S SUBDIVISION OF THE SOUTHEAST CORNER OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98981602 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98901602

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, THEIR 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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning building laws and ordinances; (3) public utility easements and private easements for pedestrian ingress and egress provided they do not interfere with Grantees' use of the property as a single family residence; (4) provisions of the Municipal Code of Chicago; (5) provisions of the Condominium Property Act of Illinois (the "Act"); (6) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by the 1455 West Grand Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (7) encroachments, if any, shown on the Plat of Survey attached to the Declaration, provided they do not interfere with Grantees' use of the property as a single family residence; (8) assessments due to the Association after the Closing Date; and (9) such other matters as to which the Title Insurer commits to insure Grantees against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

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Address of Real Estate: 1455 West Grand, Unit 3, Chicago, Illinois 60622

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive,
Suite 2920, Chicago, Illinois 60601

MAIL TO:

Michelle Laiss, Esq.
218 North Jefferson
Suite 300
Chicago, Illinois 60666

SEND SUBSEQUENT TAX BILLS TO:

Eric O. Mack
1455 West Grand, Unit 3
Chicago, Illinois 60622

99011387

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99011387

Property of Cook County Clerk's Office

★ 1 1 2 5 1 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN-5'99 783.75 ★
★ P.B. 11193 ★

★ 1 1 2 5 2 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN-5'99 783.75 ★
★ P.B. 11193 ★

COOK CO. NO. 018
1 0 5 9 6 5
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★ JAN-6'98 DEPT. OF REVENUE 208.00

2 1 3 7 3 5
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN-5'99 104.00
P.B. 11427

3 1 3 7 3 6
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN-5'99 00.50
P.B. 11427