

UNOFFICIAL COPY

99128571

1999-02-08 13:53:37  
Cook County Recorder 25.00

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



ETIC 67792967  
100 352  
THE GRANTOR

RAVENSWOOD MANOR, 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:

Kathleen M. Collins  
7154 S. Central Park  
Chicago, IL 60629

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-13-231-001-0000

Address(es) of Real Estate: 2553 W. Sunnyside #2, Chicago, IL 60625

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 28 day of January, 1999.

Ravenswood Manor, Inc.

(Name of Corporation)

BOX 333-CTI

By [Signature]

289192



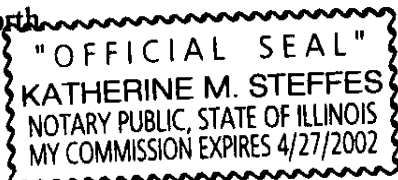
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
R.R. 16666  
FEB-5'99  
DEPT. OF REVENUE  
111.50

314754

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP  
FEB-5'99  
No. 11427  
55.75

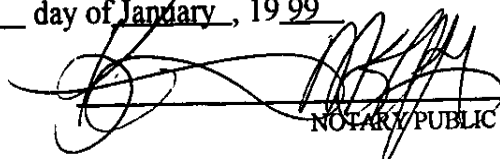
# UNOFFICIAL COPY 99128571

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 Ravenswood Manor, 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 his free and voluntary act, 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, this 28 day of January, 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)

Greg Peppernick

Name

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

180 N. LaSalle, Suite 2100

Address

Kathleen M. Collins

Name

Chicago, IL 60601

City, State and Zip

2553 W. Sunnyside #2

Address

OR

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

Chicago, IL 60625

City, State and Zip

★ 113209 ★  
★ 113209 ★  
★ 113209 ★  
★ 113209 ★  
CITY OF CHICAGO ★  
REAL ESTATE TRANSACTION TAX ★  
DEPT. OF REVENUE FEB-499 ★  
PR. 11193 ★  
836.25 ★  
★



# UNOFFICIAL COPY

§5128571

UNIT NUMBER 2553-2 IN THE GARDENS OF RAVENSWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 39 AND 40 IN BLOCK 17 NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 33 FEET THEREOF) LYING SOUTH OF NORTHWESTERN ELEVATED RAILROAD CO'S RIGHT OF WAY OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98968868; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 2553-2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

SUBJECT ONLY TO THE FOLLOWING: 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; Purchaser's mortgage or trust deed, if any; acts done or suffered by or through the Purchaser.