

UNOFFICIAL COPY

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1017/0124 49 001 Page 1 of 3

1999-03-22 14:14:22

Cook County Recorder 25.50



99271745

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

THE GRANTOR, The Huron Orleans Limited Partnership, an Illinois limited partnership, 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

BRIAN D. POPOFF
of 111 W. MAPLE, CHICAGO, IL 60610

a single man, 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): 17-09-207-001
17-09-121-001

Address of Real Estate: 344 W. HURON STREET, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Anne B. Cotter, Vice-President of BEJCO PROPERTIES, INC, an Illinois Corporation, its general partner and attested by Kathy LaMantia, Assistant Secretary of BEJCO PROPERTIES, INC, this 19th day of March, 1999.

The Huron Orleans Limited Partnership,
a Illinois limited partnership

By: Bejco Properties, Inc.,
an Illinois Corporation, General Partner

By: *[Signature]*
Anne B. Cotter, Vice-President

Attest: *[Signature]*
Kathy LaMantia, Assistant Secretary

10FB
N9900434 MJP
Near North Notionals

PRIORITY OF COOK COUNTY CLERK'S OFFICE

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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 Anne B. Cotter personally known to me to be the Vice-President of Bejco Properties, Inc., and Kathy LaMantia personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Vice-President and Assistant Secretary, they 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 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 March 19, 1999.

IMPRESS
NOTARIAL SEAL
HERE

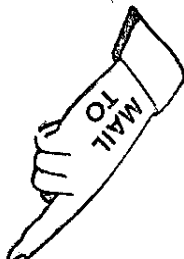
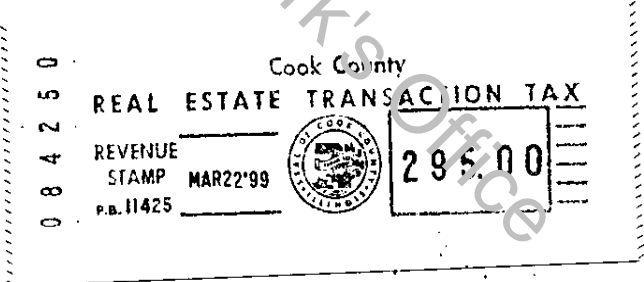
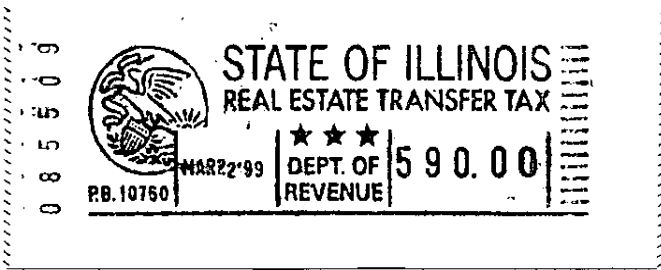
City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
200680 \$4,425.00
03/22/1999 13:30 Batch 6515 67



Eve Safarik
Notary Public

My Commission Expires

This instrument was prepared by Anne B. Cotter, Esq., 980 N. Michigan Avenue, Suite 1280, Chicago, Illinois 60611.



99271745

Mail to: NEAL RASS, ATTY
233 E ERIE, #203
CHICAGO, IL 60611

Send subsequent Tax Bill To:
B. POPOFF
344 W. HURON ST.
CHICAGO IL 60610

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UNIT ^{34E} IN THE TUXEDO PARK CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 15 IN BUTLER, WRIGHT & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 1 TO 4, BOTH INCLUSIVE, 7 AND 8, AND LOT 6 (EXCEPT THE WEST 6.75 FEET OF SAID LOT 6) IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALL THAT PART OF THE EAST-WEST 18 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINE LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH OF THE SOUTH LINE OF LOTS 1 TO 8, BOTH INCLUSIVE, IN BLOCK 15 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF LOTS 5 TO 8, BOTH INCLUSIVE, IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 9 TO 16, BOTH INCLUSIVE, IN BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION AFOREMENTIONED; LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 1 TO NORTHEAST CORNER OF LOT 16 IN BLOCK 15 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 4 TO THE NORTHWEST CORNER OF LOT 5 IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO AFOREMENTIONED.

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WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1997 AS DOCUMENT NUMBER 97465251 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO 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; 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 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; REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR TUXEDO PARK CONDOMINIUM, AS AMENDED FROM TIME TO TIME (THE "DECLARATION") OR PLAT OF RESUBDIVISION AND A RESERVATION BY TUXEDO PARK CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNEES, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; UTILITY EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING BY, THROUGH OR UNDER BUYER; AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER BUYER AGAINST LOSS OR DAMAGE.

PIN #'S 17-09-207-001
17-09-121-001