

UNOFFICIAL COPY

99379234

4494/0301 03 001 Page 1 of 4
1999-04-20 13:32:38
Cook County Recorder 27.50



449026 178
WARRANTY DEED
Corporation to Individual

THE GRANTOR

Erie Center Lofts, Inc.

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 in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, _____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to:

Thomas W. Sites

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

Legal Description:

See Attached Exhibit "A"

Permanent Real Estate Index Number(s): 17-09-127-003; 17-09-127-004; 17-09-127-026

Address(es) of Real Estate: 435 W. Erie Street #1604, Chicago, IL 60610

In Witness whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President and Assistant Secretary, this 16th day of April 19 99.

Joseph R. Atkin Vice President

Wendy Webster Asst. Secretary

File No. 449026

ILICOR TITLE INSURANCE

Property of Cook County Clerk's Office

4m

STATE OF ILLINOIS
COUNTY OF Cook ss.

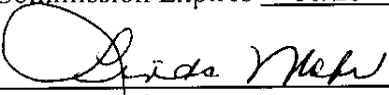
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joseph R. Atkin personally known to me to be the Vice President of the

ERIE CENTER LOFTS, INC.

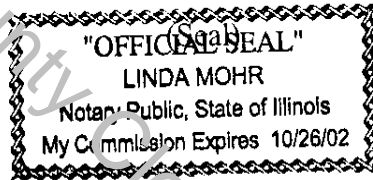
corporation, and Wendy Webster personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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, this 16th day of April, 1999.

Commission Expires 10/26, 1902.



Notary Public

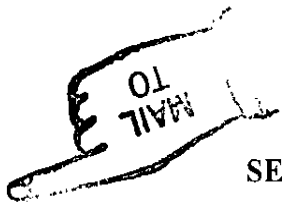


This instrument was prepared by:

Wendy Webster; Agent for Erie Center Lofts, Inc.
150 West Center Court
Schaumburg, Illinois 60195

MAIL TO:

Thomas W. Sites
435 W. Erie Street, Unit # 1604
Chicago, Illinois 60610



SEND SUBSEQUENT TAX BILLS TO:

Thomas W. Sites
435 W. Erie Street, Unit #1604
Chicago, Illinois 60610

UNOFFICIAL COPY

99379234

Property of Cook County Clerk's Office

015447

STATE OF ILLINOIS
REAL ESTATE TAX

DEPT. OF REVENUE
APR 1999

521.25

074500

Cook County
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE
APR 1999

34.75

★ 003173 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★

DEPT. OF REVENUE APR 1999
P.B. 11189

521.25

★ 003172 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★

DEPT. OF REVENUE APR 1999
P.B. 11189

300.00

UNIT 1604 AND PARKING SPACE N/A IN THE ERIE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PORTIONS OF CERTAIN LOTS IN BLOCK 1 OF ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT OF THE DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, RECORDED SEPTEMBER 29, 1997 AS DOCUMENT NUMBER 97-719-736.

"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 1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; 2) SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS 3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; 4) THE DECLARATION INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO; 5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); 6) EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS WHICH DO NOT MATERIALLY ADVERSLY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE; 7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); 8) ACTS DONE OR SUFFERED BY BUYER, OR ANYONE CLAIMING, BY, THROUGH, OR UNDER BUYER; 9) LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; AND 10) TITLE EXCEPTIONS TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT THE TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THAT TIME BY USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED.