

CO 114403-83  
CO 114410-83  
CO 114412-83

SPECIAL WARRANTY DEED

TICOR TITLE INSURANCE  
Highland, Indiana

702921

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THIS INDENTURE WITNESSETH, that William F. Kulp ("Grantor") of Cook County, in the State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid CONVEYS AND SPECIALLY WARRANTS to Mid-Shore Properties, Inc., an Illinois corporation, ("Grantee"), with its principal place of business in Cook County in the State of Illinois, the real estate in Lake County in the State of Indiana which is described in Exhibit "A" attached hereto and made a part hereof.

THE WARRANTY MADE BY GRANTOR HEREIN IS HEREBY LIMITED TO THOSE CLAIMS ARISING BY, THROUGH OR UNDER GRANTOR.

Subject to: (1) general real estate taxes not due and payable at the date hereof; (2) the Indiana Horizontal Property Laws (3) the Cedar Point Condominium Declaration, By-Laws and any other documents respecting said condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (6) encroachments, if any; (7) leases and licenses affecting the common elements; (8) rights of the public, Lake County, the State of Indiana and the municipality in and to that part of the property taken or used for road purposes; (9) rights of way for drainage tiles, ditches, feeders and laterals; (10) easements, covenants, conditions and restrictions of record; (11) all assessments or charges imposed upon or applying to the property for public improvements or services; and (12) existing leases and tenancies respecting the condominium units conveyed herein.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 25th day of March, 1983.

William F. Kulp  
William F. Kulp  
APR 4 2 31 PM '83  
STATE OF ILLINOIS  
CLERK OF COUNTY OF COOK  
RECORDS DEPARTMENT

STATE OF ILLINOIS )  
) SS:  
COUNTY OF COOK )

Before me, a Notary Public in and for said County and State, personally appeared William F. Kulp who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of March, 1983.

My Commission Expires:

Priscilla Capuzzo  
Notary Public

My Commission Number: \_\_\_\_\_

My County of Residence:

PRISCILLA CAPPUZZO  
Printed Name

Cook DULY ENTERED FOR TAXATION  
APR 4 1983  
AUDITOR LAKE COUNTY

Mailing address of Grantee for real estate purposes:  
Mid-Shore Properties, Inc.  
an Illinois corporation  
875 North Michigan Avenue  
Chicago, Illinois 60611

This instrument was prepared by Carol A. Williams,  
Friedman & Koven, 208 South LaSalle, Suite 900, Chicago, Illinois 60606

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JK  
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EXHIBIT A

*Key # 13-347-54*

Unit C-54, in Building C in Cedar Point Condominium, a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana, together with an undivided .7202% interest in the common areas appurtenant to said unit.

*# 13-347-102*

Unit E-102, in Building E in Cedar Point Condominium, a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana, together with an undivided .7270% interest in the common areas appurtenant to said unit.

*# 13-347-143*

Unit F-143, in Building F in Cedar Point Condominium, a Horizontal Property Regime, as per Declaration recorded as Document No. 662370 in the Office of the Recorder of Lake County, Indiana, together with an undivided .7134% interest in the common areas appurtenant to said unit.