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RECORDED

This instrument was prepared by:

W. Marshall Snow, Attorney at Law
610 East Roosevelt Road, Suite 100
Wheaton IL 60187

Send subsequent tax bills to:

Dunes Court Apartments
c/o Eastlake Managment
2850 South Michigan Avenue
Chicago IL 60616

WARRANTY DEED

THE GRANTOR, DUNES COURT APARTMENTS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, F/K/A DUNES COURT APARTMENTS, LTD., AN ILLINOIS PARTERSHIP (sic), of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to DUNES COURT APARTMENTS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, GRANTEE, of the City of Chicago, County of Cook, and State of Illinois, in the following described real estate situated in the City of Chicago, County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Common Address:

Subject to the following permitted exceptions, if any: General Real Estate taxes accrued, but not yet payable; special assessments; building set-back lines and use or occupancy restrictions; covenants, conditions, and restrictions of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals, and drain tile, pipe or other conduit.

Continued...



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Title Services, Inc.
P.O. Box 430
Wheaton, IL 60189-0430

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 01 2002

PETER BENJAMIN
LAKE COUNTY AUDITOR

18.00
27992

Warranty Deed - continued...

TO HAVE AND TO HOLD said real estate unto said Grantee and to proper use, benefit and behoof of said Grantee, FOREVER.

DATED this 30th day of April, 2002.

DUNES COURT APARTMENTS LIMITED PARTNERSHIP,
AN ILLINOIS LIMITED PARTNERSHIP,

BY Elzie Higginbottom (SEAL)
ITS GENERAL PARTNER

State of Illinois }
County of Cook } SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that ELZIE L. HIGGINBOTTOM, GENERAL PARTNER OF DUNES COURT APARTMENTS LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, 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 he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 30 day of April, 2002.

Terese E. Burton
Notary Public

After recording return to:

#501830
TITLE SERVICES, INC.
P.O. Box 430
WHEATON IL 60189-0430

"OFFICIAL SEAL"
TERESE E. BURTON
Notary Public, State of Illinois
My Commission Exp. 05/01/2004



SCHEDULE "A"

All that real property located in the County of Lake, State of Indiana, more particularly described as follows:

PARCEL A: PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF DUNES HIGHWAY WITH THE EAST LINE OF ALLEY NO. 18-EAST, AS MARKED AND LAID DOWN IN THE ORIGINAL PLAT OF THE RESUBDIVISION OF GARY LAND COMPANY'S 13TH SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF DUNES HIGHWAY, 360.99 FEET TO A POINT WHICH IS 20 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY LINE OF THE 130 FOOT RIGHT-OF-WAY OF THE NEW YORK CENTRAL RAILROAD, FORMERLY THE GARY AND WESTERN RAILROAD; THENCE SOUTHWESTERLY PARALLEL TO AND 20 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY LINE OF THE 130 FOOT RIGHT-OF-WAY OF THE NEW YORK CENTRAL RAILROAD 69.08 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 3352.87 FEET PARALLEL TO AND 20 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY LINE OF THE 130 FOOT RIGHT-OF-WAY OF SAID RAILROAD TO THE NORTHERLY LINE OF 7TH AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF 7TH AVENUE 52.38 FEET TO THE EAST LINE OF ALLEY NO. 18-EAST; THENCE NORTH ALONG THE EAST LINE OF ALLEY NO. 18-EAST, 644.58 FEET TO THE POINT OF BEGINNING; ALL IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

PARCEL B: PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF 7TH AVENUE WITH THE EAST LINE OF ALLEY NO. 17-EAST, AS MARKED AND LAID DOWN IN THE ORIGINAL PLAT OF THE RESUBDIVISION OF GARY LAND COMPANY'S 13TH SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF 7TH AVENUE, 310.22 FEET TO THE WEST LINE OF ALLEY NO. 18-EAST; THENCE SOUTH ALONG THE WEST LINE OF ALLEY NO. 18-EAST; 61.62 FEET TO A POINT WHICH IS 20 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY LINE OF THE 130 FOOT RIGHT-OF-WAY OF THE NEW YORK CENTRAL RAILROAD, FORMERLY THE GARY AND WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG A CURVE WITH A RADIUS OF 3352.87 FEET PARALLEL TO AND 20 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY LINE OF THE 130 FOOT RIGHT-OF-WAY OF SAID RAILROAD TO THE EAST LINE OF ALLEY NO. 17-EAST; THENCE NORTH ALONG THE EAST LINE OF ALLEY NO. 17-EAST 525.35 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

PERMANENT REAL ESTATE INDEX NO. 25-40-0021-0013

Commonly known as: Dunes Court Apartments
1633 East Dunes Highway
Gary, Indiana 46402