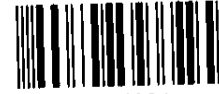


1167382 1/3

WARRANTY DEED
Individuals
Statutory (ILLINOIS)



00435801

THE GRANTORS, Leonard J. Schwartz and Robin B. Katz, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEES, James Francois and Denise Francois, husband and wife, as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SPE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

* *notas joint tenants in on right of survivorship per as denoted by the language in Commonwealth*

Subject only to covenants and restrictions of record; public and utility easements; existing leases and tenancies; special government taxes or assessments for improvements not yet completed; unconfirmed special government taxes or assessments; general real estate taxes for 1999 second installment and subsequent years; and acts done or suffered by or through the grantees.

2/8

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To HAVE AND TO HOLD said premises

Permanent Real Estate Index Number: 14-28-200-003-1113

Address of Real Estate: 3180 North Lake Shore Drive, Unit 16A, Chicago, Illinois 60657

[Signature]
Leonard J. Schwartz

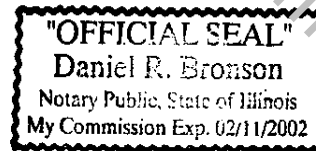
[Signature]
Robin B. Katz

* *husband and wife*

State of Illinois, County of Cook, ss. I, the undersigned, a notary public in and for the State of and County aforesaid, do hereby certify that LEONARD J. SCHWARTZ AND ROBIN B. KATZ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered this instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of May, 2000.

[Signature]
Notary Public



My commission expires: _____

This instrument was prepared by: Gary D. Cowen, Esq.

Record and Mail to:

Send Subsequent Tax bills to:

Sara E. Sumner
Attorney at Law
1934 North Campbell
Chicago, Illinois 60647-4333

James Francois and Denise Francois
3180 N. Lake Shore Drive, Unit 16A
Chicago, Illinois 60657



UNOFFICIAL COPY


EXHIBIT A
(Legal Description)

00435801

UNIT 16A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3180 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22844947, IN THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS

STATE TAX



JUN. 11.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000009147

REAL ESTATE TRANSFER TAX
00260.00
FP3266

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 1.00

REAL ESTATE TRANSFER TAX


REVENUE STAMP

0000009152

REAL ESTATE TRANSFER TAX
00130.00
FP326665

CITY OF CHICAGO

CITY TAX



JUN. 12.00


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006756

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY OF CHICAGO

CITY TAX



JUN. 12.00


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006759

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY OF CHICAGO

CITY TAX



JUN. 12.00

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006757

REAL ESTATE TRANSFER TAX
00150.00
50