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2000-01-14 15:28:20
Cook County Recorder 27.00

This Instrument Prepared By:
Douglas E. Wambach, Esq.
Burke, Warren, MacKay &
Serritella, P.C.
330 North Wabash, 22nd Floor
Chicago, Illinois 60611-3607



Upon Recordation Return to:
Eugene L. Shepp, Esq.
3545 Lake Avenue
Suite 200
Wilmette, Illinois 60091

EXECUTOR'S DEED

THE GRANTOR, James Hatzis, Executor of the Estate of Helen Hatzis, Deceased, and not individually, by virtue of letters testamentary issued to James Hatzis by the Circuit Court of Cook County, State of Illinois, and in exercise of the power of sale granted to said Executor in and by the last will and testament of Helen Hatzis and in pursuance of every power and authority enabling, and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid receipt whereof is hereby acknowledged, hereby aliens, remises, releases and conveys unto 720-726 RANDOLPH ASSOCIATES LLC, an Illinois limited liability company, 3000 Dundee Rd., Ste 407, Northbrook, IL an undivided one-half interest in the real estate described on Exhibit A attached hereto and made a part hereof, situated in the County of Cook, in the State of Illinois, and subject only to those items set forth on Exhibit B attached hereto and made a part hereof.

DATED as of January 12th, 2000.

Estate of Helen Hatzis, Deceased

By: James Hatzis
As Executor as aforesaid

EXEMPT UNDER PROVISIONS OF PARAGRAPH
....., SEC. 200.1-2 (B-6) OR PARA-
GRAPH, SEC. 200.1-4 (B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.

1/12/00 Douglas Wambach
DATE BUYER, SELLER, REPRESENTATIVE

00038679

BOX 333-CTI

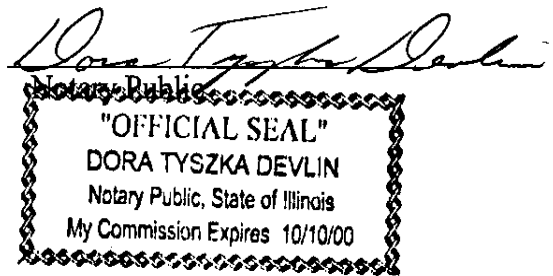
77 31 606 JFehn D1
For TAXABLE Consideration SEE Doc #1

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Hatzis, as Executor of the Estate of Helen Hatzis, Deceased, and not individually, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as Executor, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act as Executor as aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of January, 2000.



SEND SUBSEQUENT TAX BILLS TO:

720-726 Randolph Associates LLC
Care of Kaiser Development
3000 Dundee Road, Suite 407
Northbrook, IL 60062

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Exhibit A

LEGAL DESCRIPTION

Lots 22 and 23 in Block 65 in Canal Trustees' Subdivision of the Southwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 724-726 West Randolph, Chicago, Illinois

PI # 17 09 319 006 and
17 09 319 007

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions:

1. 1999 General real estate taxes not yet due and payable;
2. Encroachment of the building on Lot 22 onto the public right of way north and adjoining by approximately .54 feet, and encroachment of the building on Lot 23 on to the public right of way north and adjoining by approximately .60 feet as shown on plat of survey number 9842893 prepared by Professionals Associated Survey, Inc., dated May 12, 1998.
3. Party Wall rights of the owners of the property between lots 22 and 23 and adjoining the land as established by agreement recorded/filed August 2, 1858 as document No. 4912, and the terms, covenants and provisions contained therein.
4. Party Wall rights of the owners of the property on the West line of Lot 24 and adjoining the land, as established by agreement in Document No. 16396997, and the terms, covenants and provisions contained therein.
5. Proceedings pending in Circuit Court as case number 99M1 401895 filed May 3, 1999 by City of Chicago against Helen Hatzis for building violation.
6. Interest of Kaiser Development, Inc. under an Agreement to Purchase the Land made with James Hatzis and James Hatzis as the Independent Executor of the Estate of Helen Hatzis, as disclosed by contract recorded November 2, 1999 as document #09027516, and of all parties claiming thereunder.

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