UNOFFICIAL CO 05/00/215558 OF 101 Page 1 of

2001-03-19 11:56:45

Cook County Recorder

25.50



WARRANTY DEED

01-03198 Ox

THE GRANTOR(S) Murrei F. Karsh and Kimberly S. Karsh, f/k/a Kimberly S. Thomas, of the City of Chicago, Courty of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Dennis Greenan, an una arried man, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

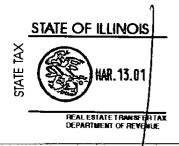
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2001 and subsequent years.

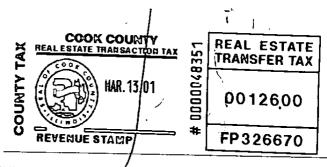
Permanent Real Estate Index Number(s): 17-17-228-020-1034 and 17-17-228-020-1068

Address of Real Estate: 812 West Van Buren, Unit 5F, Chicago, Illinois 60607

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.







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DATED this 7⁷⁴ day of March, 2001.

Murrel F. Karsh

Kimbinly S. Kaish

Kimberly S. Karsh

f/k/a Kimberly S. Thomas

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 the Murrel F. Karsh and Kimberly S. Karsh, f/k/a Kimberly S. Thomas, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seathis 7th day of March, 2001.

"OFFICIAL SUAL"
CHARLES R. STALLEY Notary Public
Notary Public, State of Illinois

My Commission Expires:

THIS DOCUMENT WAS PREPARED BY:

My Commission Expires April 8, 2002

Charles R. Staley Rosenthal and Schanfield, P.C.

55 East Monroe Street, 46th floor, Chicago, Illinois 60603

AFTER RECORDING, THIS DOCUMENT SHOULD BE MAILED TO

Stephen A. Witt Burton T. Witt & Associates One North LaSalle Street, #3900 Chicago, IL 60602

SUBSEQUENT TAX BILLS SHOULD BE MAILED TO:

Dennis Greenan 812 West Van Buren, Unit 5F Chicago, IL 60607

City of Chicago Dept. of Revenue 246701

Real Estate Transfer Stamp \$1,890.00

03/13/2001 11/54 Batch 06505 13

EXHIBIT "A"

LEGAL DESCRIPTION:

Parcel 1:

Unit Number 5F and G-22 in the Westgate Condominium as delineated on a survey of the following described real estate: Lots 9, 10 and 11 in Duncan's Addition to Chicago, being a subdivision in the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 1' East of the Third Principal Meridian, except that portion of said property lying above elevation 15.65 (City of Chicago Datum), being ceiling of basement area and lying below elevation 27.80, being ceiling of first floor, and described as follows: beginning it the Southwest corner of Lot 9, thence North along the West line of Lots 9 and 10, 90.00 left, thence East parallel to the South line of Lot 9, 24.30 feet; thence South, 14.00 feet, thence East, 12.70 feet; thence North, 14.00 feet, thence East 89.00 feet to the East line of Lot 10, thence South 35.00 feet, thence East, 19.40 feet; thence South 20.00 feet; thence East 19.40 feet; thence South, 35.00 feet to the Southeast corner of said Lot 9 thence West, 126.08 feet to the point of beginning, which survey is attached as Exhibit "A' to the Declaration of Condominium recorded as Document Number LR3891819 together with its individed percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Nonexclusive easement in favor or Parcel 1 for ingress and egress as created. Limited and defined in Declaration of easements, restrictions and operating agreements dated June 21, 1990 and filed with the Registrar of Titles as Focument LR3891818 and recorded with the recorder of Deeds as Document 90303796 through, over and across the lobby area and corridor between the elevator and door in the Southeast portion of the "Commercial Property".