UNOFFICIAL COMPUTOR 1 Of Page 1 of 2000-03-09 08:08:07

VARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

Cook County Recorder

23.50

GRANTOR(S)

AB FUND III JOINT VENTURE, AN

Illinois general partnership, a partnership created and existing by virtue of the laws of the State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s),

E. Todd Fisher and Sarah L. O'Malley 4513 Saratoga Downers Grove, Il 60515

(The Above Space for Recorder's Use)

as Joint Tenants wit' the Right of Survivorship in the 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. day of February Dated this AB FUND III JOINT VENTURE Arnol i Kaplan, partner William Greengoss, partner William Planek, partner Permanent Real Estate Index Number(s): 16-07 - 2/2 - 010 - 1/22 Address(es) of Real Estate: 725 ERIE # P-12, Oak PARK,

STATE OF ILLINOIS)

) ss

1st AMERICAN TITLE order #_

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ARNOLD KAPLAN, WILLIAM GREENGOSS AND WILLIAM PLANEK, 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.

2000 Given under my hand and notary seal, this day of February

"OFFICIAL SEAL" MICHELLE A. NUCCIO Notary Public, State of Illinois My Commission Expires 10/08/02

NOTARY PUBLIC

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illinois 60606

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Parcel 2: Unit P-12 in the Santa Maria Condominiums as delineated on the survey of Lots 1,2,3 in Owners subdivision of the West 223.50 feet and the South 10 feet of the East 54.1 feet of the West 277.60 feet of Lot 3 and the West 277.60 feet of Lot 2 (except the south 115 feet of the East 81.60 feet of the West 261.60 feet of said Lot 2) of James W. Scoville subdivision of the West 1/2 of the Northeast 1/4 of Section 7, Township 39 said Lot 2) of James W. Scoville subdivision of the West 1/2 of the Northeast 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as exhibit "D" to the Declaration of Condominium Ownership recorded May 29, 1996 as document no. 96402515 as amended from time to time, together with an undivided percentage interest in the common elements appurtenants to said unit, as set forth in said declaration.

