



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



08189991

THE GRANTOR T.G.V. PROPERTIES, INC. a corporation created and existing under and by virtue of the laws of the state of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEY(S) and WARRANT(S) to RALF NADER (GRANTEE'S ADDRESS) UNIT 8 19 KING ARTHUR COURT, NORTHLAKE, Illinois 60164

of the county of COOK, 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

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SUBJECT TO:

Permanent Real Estate Index Number(s): 12-30-402-022-0000
Address(es) of Real Estate: UNIT 8 19 KING ARTHUR COURT, NORTHLAKE, Illinois 60164

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its PRESIDENT, and attested by its VICE-PRESIDENT this 23rd day of December 1998.

[Handwritten initials]

T.G.V. PROPERTIES, INC

By *[Signature]*

DARIO DEL FIACCO
PRESIDENT

Attest *[Signature]*

TIMOTHY SOLIYS
VICE-PRESIDENT



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC 29 '98
DEPT. OF REVENUE
43.00

080550

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
DEC 29 '98
p.p. 11422



21.50

U.S. 811463.02
LTC

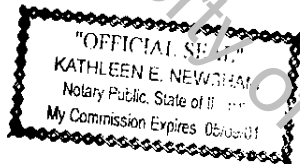
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 DARIO DEL FIACCO personally known to me to be the PRESIDENT of the T.G.V.PROPERTIES,INC. and TIMOTHY SOLTYS personally known to me to be the VICE-PRESIDENT of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such PRESIDENT and VICE-PRESIDENT they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of DIRECTORS of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of December 1998

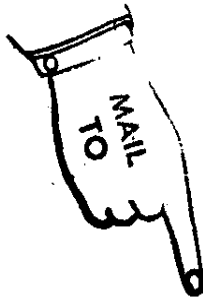


Kathleen E. Newsham (Notary Public)

Prepared By: KATIE NEWSHAM
1543 NFRANKL AVE. UNIT B
RIVER FOREST, ILLINOIS 60305-1042

Mail To:
STANLEY CZAJA
6121 N.NORTHWEST HYWY
CHICAGO, Illinois 60631

Name & Address of Taxpayer:
RALF NADER
UNIT 8 19 KING ARTHUR COURT
NORTHLAKE, Illinois 60164



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EXHIBIT "A"

Legal Description

PARCEL 1:

UNIT 19-8, IN KING ARTHUR CONDOMINIUMS-BUILDING NUMBER 19 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED 17TH DAY OF JUNE, 1998, AS DOCUMENT NUMBER 98514248 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALSO

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED AND MADE BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115, DECLARATION OF EASEMENTS MADE BY TRUST NUMBER 4115 AFORESAID RECORDED AS DOCUMENT NUMBER 18653754 AND RE-RECORDED AS DOCUMENT NUMBER 18844303 AS MODIFIED BY DOCUMENT 18922388; AND DECLARATION OF EASEMENTS MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN RECORDED AS DOCUMENT NUMBER 18844304 AND MODIFIED BY DOCUMENT NUMBER 18922389 AND IN THE PLAT OF SUBDIVISION, AFORESAID RECORDED AS DOCUMENT NUMBER 18552511 AND AS CREATED BY THE DEED FROM OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115 TO RONALD MILLER DATED DECEMBER 27, 1962 AND RECORDED JANUARY 21, 1963 AS DOCUMENT NUMBER 18701388 AND RE-RECORDED OCTOBER 29, 1963 AS DOCUMENT NUMBER 18955432 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AND FOR THE INSTALLATION, USE, MAINTENANCE REPAIR AND REPLACEMENT OF PUBLIC UTILITIES INCLUDING SEWER, GAS ELECTRICITY, TELEPHONE AND WATER LINES, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAS WAIVED OR FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL; GRANTOR ALSO GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN;

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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