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GEORGE E. COLE
LEGAL FORMS

NO. 804
OCTOBER, 1967

WARRANTY DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Statutory (ILLINOIS)

(Corporation to Individual) JUN 26 1973 12 29 PM

(The Above Space For Recorder's Use Only)

RECORDER OF DEEDS

22 375 186

22375186

LATER DATE 62-20-08A

THE GRANTOR ASTOR-BANKS BUILDING CORPORATION

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 the sum of Ten (\$10.00) and other good and valuable consideration DOLLARS,

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto Ruth G. Kaplan

of the City of Chicago in the County of Cook and State of Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

5.00

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

The present leasehold interest of Grantee under a certain Proprietary Lease from Grantor to Grantee is hereby deemed to be, and is merged, in the fee of the Grantee. Grantee hereby accepts the within Deed in full satisfaction of Grantee's distributive share of the assets of Grantor.

SUBJECT HOWEVER TO:

- a. General Real Estate Taxes, for the year 1973 and subsequent.
- b. Covenants, conditions and restrictions of record.
- c. Private, public and utility easements of record.
- d. Party wall rights and agreements, if any.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be subscribed to these presents by its xxxxxxx President, and attested by its xxxx Secretary, this 29th day of May, 1973.



ASTOR-BANKS BUILDING CORPORATION

BY [Signature] PRESIDENT

ATTEST: [Signature] SECRETARY

I, the undersigned, Notary Public, in and for the State of Illinois, County of Cook do HEREBY CERTIFY, that S. Corman personally known to me to be the xxxxxx President of the Astor-Bank Building Corporation

and W. A. P. Watkins personally known to me to be the xxxxxx Secretary of said corporation, and 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 severally acknowledged that as such xxxxxx President and xxxxxx Secretary, they signed and delivered the said instrument as xxxxxx President and xxxxxx Secretary of said corporation, 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 29th day of May, 1973.

My Commission Expires March 4, 1974
Commission expires 19 [Signature] NOTARY PUBLIC

MAIL TO: HAROLD FRIEDMAN
(Name)
919 N. MICHIGAN AV.
(Address)
CHICAGO, ILL. 60611
(City, State and zip)

ADDRESS OF PROPERTY:
1325 North Astor Street
Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

OR RECORDER'S OFFICE BOX NO. BOX 533

AFFIX "RIDERS" OR REVENUE STAMPS HERE

NO TAXABLE CONSIDERATION

22 375 186
DOCUMENT NUMBER

Property of Cook County

Unit 12 as delineated on survey of the following described parcels of real estate (herein after referred to as "Parcel");

Parcel 1:

That part of Lots 8 and 9 in Block 3 in H. O. Stone's Subdivision of Astor's Addition to Chicago in the West fractional half of the North West quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian described as follows: to wit: Beginning at the North Westerly corner of said Lot 8, thence East on the North line of said Lot 8, 70 feet, thence South perpendicular to the North line of said Lot 8, 80 feet more or less to the South line of Lot 9 aforesaid, thence West on said South line to the Westerly line of said Lot 9, thence West on said South line to the Westerly line of said Lot 9, thence Northerly on the Westerly line of said Lots 9 and 8 to the place of beginning;

ALSO

Parcel 2:

All of Lot 7 and that part of Lot 6 lying North of a straight line drawn Westerly from a point on the East line of said Lot 6, 2.85 feet South of the North East corner thereof to a point on the West line of said Lot 6, 3.68 feet South of the North West corner of said Lot 6 in Block 3;

ALSO

Parcel 3:

All that part of Lots 8 and 9 lying East of a due North and South line drawn from a point on the North line of said Lot 8, 70 feet East of the North West corner thereof to the South line of said Lot 9 all in Block 3 in H. O. Stone's Subdivision of Astor's Addition to Chicago, being a subdivision of part of the North West Fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Astor-Banks Building Corporation, an Illinois Corporation, recorded in the Office of the Recorder of Cook County, Illinois, as Document No. 22358919 together with an undivided 8.89% interest in said Parcel (excepting from said Parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) situated in the City of Chicago, County of Cook and State of Illinois.

22358919

Party of the first part also hereby grants to part y of the second part her 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 aforementioned Declaration, (and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property therein.) This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

END OF RECORDED DOCUMENT