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GEORGE E. COLE
LEGAL FORMS

NO 804
September, 1975

25362746

WARRANTY DEED

1989 FEB 14 PM 1 35

Statutory (ILLINOIS)

(JOINT TENANCY)

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THE GRANTOR JENART DEVELOPMENT CORP.

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 TH and no/100 (\$10.00) ----- DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation
CONVEYS and WARRANTS to JOHN A. CENCIG & MELODY M. CENCIG, his wife
(NAME AND ADDRESS OF GRANTEE)

5948 West Grace Street, Chicago, Illinois 60634

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION
OF REAL ESTATE BEING CONVEYED.
SUBJECT TO the matters set forth on Exhibit "B" attached hereto.

The Developer, JENART DEVELOPMENT CORP., hereby certifies and
warrants that the unit hereby conveyed is newly constructed
and not subject to the provisions of Section 30 of the Illinois
Condominium Property Act.

JENART DEVELOPMENT CORP.,
an Illinois Corporation

B. Schanley
President

TO HAVE AND TO HOLD the same unto said grantees not in tenancy
in common, but in joint tenancy, and to the proper use,
benefit and behoof of grantees forever.

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 Assistant Secretary, this 1st day of December, 1975.

IMPRESS
CORPORATE SEAL
HERE

JENART DEVELOPMENT CORP.
STATE OF ILLINOIS
Arthur Powell
President

State of Illinois, County of Cook, I, the undersigned, a Notary Public, in and for the
County and State aforesaid, DO HEREBY CERTIFY that Arthur Powell
personally known to me to be the Assistant Secretary of the JENART DEVELOPMENT CORP.

IMPRESS
NOTARIAL SEAL
HERE

corporation and John Schanley personally known to me to be
the Assistant Secretary of said corporation, and personally known to
me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person and severally acknowledged that as
such President and Assistant Secretary, they signed
and delivered the said instrument as President and Assistant
Secretary of said corporation, and caused the corporate seal of said corporation
to be affixed thereto, pursuant to authority given by the Board of Director
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 2nd day of January, 1980

Commission expires May 21 1983 Marybeth Wassman
NOTARY PUBLIC

This instrument was prepared by STEVEN H. BLUMENTHAL, Rosenthal and Schanfield
55 E. Monroe St., Chicago, Ill. 60603 (NAME AND ADDRESS)

ADDRESS OF PROPERTY

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO

MAIL TO
John A. Cencig
441 Crown Creek Ct. (11112)
Brookville, Ill. 60172

RECORDER'S OFFICE BOX NO.

NOT STAMPS HERE
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
25362746
DEED NUMBER

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GEORGE E. COLLETT
LEGAL FORMS

LEGAL DESCRIPTION FOR DEED

PARCEL 1: UNIT NO. 2-D, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of Lot 1 in Cross Creek, being a subdivision of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 41 North, Range 11 East of the 1st Principal Meridian according to the plat thereof recorded February 7, 1979 as Document No. 24835738 bounded by a line described as follows: beginning at a point 48.38 feet North, as measured along the West line thereof, and 118.91 feet East, as measured at right angles to said West line, of the Southwest corner of said Lot 1; thence North 01 degrees 27 minutes 06 seconds East, 78.80 feet; thence North 88 degrees 12 minutes 54 seconds East, 78.80 feet; thence South 01 degrees 27 minutes 06 seconds East, 78.80 feet; thence South 88 degrees 12 minutes 54 seconds East, 78.80 feet; thence South 01 degrees 27 minutes 06 seconds East, 78.80 feet; thence North 88 degrees 12 minutes 54 seconds West, 78.80 feet; thence South 01 degrees 27 minutes 06 seconds East, 78.80 feet to the place of beginning, Cook County, Illinois.

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Cross Creek Condominium Building No. 2 made by Jenart Development Corp., and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25336844, together with an undivided 13.3078 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

Grantor also hereby grants to Grantee, their 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 of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

Parcel 2: Grantor also hereby grants to Grantee, their 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 Easements, Conditions, Restrictions and Easements for the Cross Creek Homeowners' Association dated the 1st day of September, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25155624, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyances and mortgages of said remaining property or any of them.

EXHIBIT A

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- (1) General real estate taxes for 1979 and subsequent years;
- (2) Party wall rights and agreements, roads and highways, if any, easements, covenants and restrictions and building lines of record;
- (3) The Illinois Condominium Property Act (the "Act");
- (4) The Declaration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and all amendments thereto;
- (5) Declaration of Covenants, Conditions, Restrictions and Easements for the Cross Creek Homeowners' Association and all amendments and exhibits thereto;
- (6) Zoning and building laws and ordinances;
- (7) Acts done or suffered by Grantee;
- (8) Rights of the public and quasi-public utilities for utilities maintenance.

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EXHIBIT "B"

END OF RECORDED DOCUMENT