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GEORGE E. COLE
LEGAL FORMS
September, 1975

8 5 1985 7 1

WARRANTY DEED

Joint Tenancy Illinois Statutory

(Individual to Individual)

(The Above Space For Recorder's Use Only)

THE GRANTOR S, DOUGLAS BICKING and TERRI BICKING, his wife,
of the City of Salt Lake, County of Salt Lake, State of Utah,
for and in consideration of TEN AND 30/100 (\$12,000) DOLLARS,
CONVEY and WARRANT to STEVEN J. BAGNIUK and ROXANN S. BAGNIUK,
his wife, 725 North Thomas, Schaumburg, Illinois,
(NAMES AND ADDRESS OF GRANTEE(S))

in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

PARCEL 1: The Westerly 37.50 feet of the Easterly 122.30
feet as measured along and perpendicular to the Southerly
line of Lot 63 in Colony Lake Club, Unit Number 1, being a
Subdivision of part of the East 1/2 of the North West 1/4
of Section 16, Township 41 North, Range 10, East of the
Third Principal Meridian, in the Village of Schaumburg, in
Cook County, Illinois.

PARCEL 2: Easements appurtenant to and for the benefit of
Parcel 1 for ingress and egress as set forth in the
Declaration of Easements recorded March 23, 1977, as
Document Number 23850589 and as amended by Document Number
24060825 and by instrument dated March 27, 1978, and
recorded April 6, 1978, as Document Number 24391915 over and
upon private street shown in parts of Colony Lake Club Unit
No. 1 recorded December 30, 1976, as Document Number
22753577 and Colony Lake Club Unit No. 2 recorded June 6,
1977, as Document No. 23954950, all in Cook County, Illinois.

Subject to general taxes for the years, 1984 and 1985, and subsequent years.
Subject to easements, covenants, and restrictions of record.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 18th day of June, 1985

Douglas Bicking
DOUGLAS BICKING (Seal)

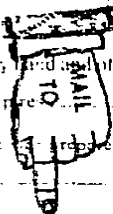
Terri Bicking
TERRI BICKING (Seal)

I, the undersigned, a Notary Public in
and for said County, in the State aforesaid, DO HEREBY CERTIFY that
DOUGLAS BICKING and Terri BICKING, his wife,

personally known to me to be the same person(s) whose name(s) is/are
subscribed to the foregoing instrument, appeared before me the day in person
and acknowledged that he/she signed, sealed and delivered the said instrument
thereof 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 seal, this 18th day of June, 1985
Commission expires 12-14-1985

This instrument is attested by Arthur R. Allan, Attorney at Law, 870 East Higgins,
Suite 144, Schaumburg, Illinois 60195



Myron E. Greenbaum, Attorney at Law
7 South Dearborn, Suite 1327
Chicago, Illinois 60603

872 Colony Lake
Schaumburg, IL 60194

RECORDER'S OFFICE BOX NO

APPLY TO RECORDER FOR PREPENSE STAMPS HERE

55069971

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DEPT-91 RECORDING \$11.00
#2222 FROM 1507 06/21/85 15:43:00
#455 # B # 069871

Property of Cook County Clerk's Office

RECORDED
INDEXED

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

KOOLE'S BICKINS and

TERRI BICKING

TO

STEVEN J. BACHTUK and

ROSEMARY S. BACHTUK

GEORGE E. COLE*
LEGAL FORMS