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GEORGE E. COLE
LEGAL FORMS

NO. 808
February, 1985

85 303 941

85303941

# WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*

THE GRANTORS HERBERT LEE and VIRGINIA LEE, his wife, as joint tenants

of the City of Skokie County of Cook State of Illinois for and in consideration of Ten and no/100---------- DOLLARS, and other valuable consideration in hand paid, CONVEY and WARRANT to VICTOR ROSENBERG and SARAH ROSENBERG, his wife, not in tenancy in common, but in joint tenancy

(NAME AND ADDRESS OF GRANTEE)

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

(See rider attached hereto and made a part of this instrument.)

12 00

(The Above Space For Recorder's Use Only)

COOK CO. NO. 016
26931 8
P.B. 11252
DEC 3 '85
DEPT OF REVENUE
52.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
52.00

THREE "RIDERS" OR REVENUE STAMPS HERE

subject to 1985 general taxes, and 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.

Permanent Real Estate Index Number(s): 10-16-204-033-1015 Ord.

Address(es) of Real Estate: Apt. 203, 9242 Grosse Pointe Road, Skokie, IL 60076

DATED this 18th day of November 1985

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Herbert Lee (SEAL) (SEAL)

Virginia Lee (SEAL) (SEAL)

State of Illinois, County of ~~Cook~~ Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

HERBERT LEE and VIRGINIA LEE, his wife

personally known to me to be the same person s whose name s 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 18th day of November 1985

Commission expires My Commission Expires June 14, 1986

NOTARY PUBLIC

This instrument was prepared by Robert D. Tyler, Jr., 135 S. LaSalle, Chicago, IL 60603
(NAME AND ADDRESS)

36076
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC 2 '85
52.00
CANCELLED
Cook County

MAIL TO: Deerfield State Bank (Name)
700 Deerfield Road (Address)
Deerfield, Il 60015 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 333—CA

85 303 941

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# Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE®
LEGAL FORMS

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RIDER TO DEED FROM HERBERT AND VIRGINIA LEE TO VICTOR AND SARAH ROSENBERG

UNIT NUMBER A-203 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

PARCEL 1:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4; THENCE NORTH ON EAST LINE OF SAID SECTION 9.91 CHAINS TO CENTER OF GROSS POINT ROAD; THENCE SOUTH 43.5 DEGREES WEST ON CENTER OF SAID ROAD 3.74 CHAINS TO A POINT BEING A POINT OF BEGINNING; THENCE NORTH 26 DEGREES WEST 25.77 CHAINS TO A POINT IN THE SOUTH LINE OF LAND OWNED BY PHILIPP WELLE, SAID POINT BEING 14.40 CHAINS WEST OF THE EAST LINE OF SAID SECTION 16; THENCE WEST ALONG THE SOUTH LINE OF SAID PHILIP WELLE'S LAND TO THE EAST LINE OF THE WEST 7 ACRES OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 16 AFORESAID; THENCE SOUTH ALONG SAID LAST MENTIONED LINE 6.26 CHAINS; THENCE SOUTH 36 DEGREES EAST, 23.41 CHAINS TO CENTER OF ROAD; THENCE NORTHEASTERLY ALONG CENTER OF ROAD TO A POINT 4.06 CHAINS SOUTH WEST OF THE INTERSECTION OF THE CENTER LINE OF GROSS POINT ROAD AND EAST LINE OF SAID SECTION 16 AND MEASURED ALONG THE CENTER LINE OF SAID GROSS POINT ROAD; THENCE NORTH EAST 21.12 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF LYING WEST OF THE EAST LINE OF LAMON AVENUE EXTENDED NORTH, ALSO EXCEPT THAT PART LYING SOUTHEASTERLY OF A LINE DRAWN AT 90 DEGREES TO THE NORTHEASTERLY LINE OF SAID PROPERTY AT A POINT 279.20 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID PROPERTY, AND EXCEPT ALSO THAT PART LYING NORTHWESTERLY OF A LINE DRAWN FROM THE NORTHEASTERLY LINE OF SAID PROPERTY AT A POINT 554.20 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER THEREOF, SAID LINE FORMING AN INTERIOR ANGLE OF 82 DEGREES 16 MINUTES 40 SECONDS WITH SAID NORTHEASTERLY LINE), ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID NORTH EAST 1/4; THENCE NORTH ON THE EAST LINE OF SAID SECTION 9.91 CHAINS TO THE CENTER OF GROSS POINT ROAD; THENCE SOUTH 43.5 DEGREES WEST ON THE CENTER OF SAID ROAD 3.74 CHAINS; THENCE NORTH 26 DEGREES WEST, ALONG A LINE WHICH INTERSECTS THE SOUTH LINE OF THE LAND OWNED BY PHILIP WELLES AT A POINT 14.40 CHAINS WEST ON THE EAST LINE OF SAID SECTION 16, FOR A DISTANCE OF 554.20 FEET; THENCE SOUTH WEST, ALONG A LINE WHICH FORMS WITH THE LAST DESCRIBED COURSE AN ANGLE OF 97 DEGREES 43 MINUTES 20 SECONDS FROM SOUTH EAST TO SOUTH WEST, FOR A DISTANCE OF 133.98 FEET; THENCE SOUTH EAST ALONG A LINE WHICH FORMS, WITH THE LAST DESCRIBED COURSE AN ANGLE OF 88 DEGREES 59 MINUTES 30 SECONDS FROM THE NORTH EAST TO SOUTH EAST, 55.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE 94.15 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 45 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE, 7.07 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE, 18.15 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 282 DEGREES 28 MINUTES WITH THE LAST DESCRIBED COURSE, 53.51 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 93 DEGREES 14 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, 44.04 FEET TO A LINE 45.00 FEET EASTERLY OF AND PARALLEL TO THE EAST LINE OF LAMON STREET EXTENDED NORTH, THENCE NORTHERLY ALONG SAID LINE 45.00 FEET EASTERLY 71.96 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN

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INTERIOR ANGLE OF 110 DEGREES 57 MINUTES WITH THE LAST DESCRIBED COURSE, 28.56 FEET; THENCE SOUTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED COURSE 27.00 FEET; THENCE NORTHEASTERLY AT 90 DEGREES TO THE LAST DESCRIBED COURSE 14.71 FEET, TO THE POINT OF BEGINNING, WHICH SAID SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1972, AND KNOWN AS TRUST NUMBER 77875, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23286211, TOGETHER WITH AN UNDIVIDED PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY)

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION AND GRANT OF EASEMENTS RECORDED AS DOCUMENT NUMBER 23284854 AS AMENDED BY DOCUMENT NUMBER 23286210 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 20, 1972 AND KNOWN AS TRUST NUMBER 77875, TO HERBERT LEE AND VIRGINIA LEE, HIS WIFE DATED AUGUST 15, 1975 AND RECORDED NOVEMBER 12, 1975 AS DOCUMENT NO. 23290524 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

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