881.48752

WARRANTY DEED

The Grantor, Reena Kaplan/of Waukegan, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and warrant to Chicago-Superior Associates, an Illinois limited partnership ("Grantee"), the following described real estate situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging, to wit:

PARCEL 1:

UNIT 55G IN 161 CHIC. GO AVENUE EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VARIOUS LOTS IN OLYMPIA CENTRE SUBDIVISION OF VARIOUS LOTS AND PARTS OF VACATED ALIEY; IN BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85-080-173 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTUNANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85-080-144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This Deed is subject to: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto; (iii) the Condominium Documents, as that term is defined in that certain Condominium Purchase Agreement for 161 Chicago Avenue East Condominium dated September 18, 1987, between Grantor, as Purchaser, and Grantee, as Seller, including all amendments and exhibits thereto ("Contract"); (iv) applicable

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zoning and building laws and ordinances and other ordinances of record; (v) encroachments on to the property, if any; (vi) acts done or suffered by Grantee; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium, Operating Declaration or amendments thereto; (x) liens, encroachments and other matters over which Chicago Title Insurance Company is willing to insure at Grantor's expense.

Grantor also hereby grants to Grantee, or 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 aforementioned Declarations. This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declarations the same as though the provisions of said Declarations were recited and stipulated at length herein.

Permanent Real Estate Index No. 17-10-200-068-1249

Address of real estate:

1,1 East Chicago Avenue

Unit 55G

Chicago, Illinois 60611

Dated this 31st day of March, 1988.

JEROME KAPLAN 1

REENA KAPLAN

STATE OF ILLINOIS)

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Reena Kaplan, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

***and Jerome Kaplan, husband and wife

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Given	under	my	hand	and	official	seal	this	31st	day	of	March,
1988.											

Commission expires Mac

This instrument was prepared by:

Andrew 5. Williams Greenberg Reele Lunn & Aronberg One IBM Plazz. Suite 4500 Chicago, Illínois 60611

Mail to:

Send subsequent tax bills to:

Mail to:

Send subsequent tax bills to:

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