

WARRANTY DEED
Statutory IL INCS
(Individual to Individual)

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88236135

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 GRANTOR S Joseph F. Pasternak and
Barbara L. Trommer, his wife

of the Village of Wilmette County of Cook
State of Illinois for and in consideration of
Ten and no/100 (\$10.00) -----
-----DOLLARS, and
other good and valuable consideration in hand paid,
CONVEY and WARRANT to
Gail L. Richter
401 West Webster, #402
Chicago, Illinois 60614
(NAME AND ADDRESS OF GRANTEE)

12.00

(The Above Space For Recorder's Use Only)

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

See Exhibit A attached hereto and made a part hereof

Subject to: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; general taxes for the year 1988 and subsequent years; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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): 14-28-206-005-1281

Address(es) of Real Estate: 340 North Diversey, Unit No. 2319, Chicago, IL

DATED this 17th day of MAY 1988

Joseph F. Pasternak (SEAL) Barbara L. Trommer (SEAL)

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

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph F. Pasternak and Barbara L. Trommer, 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 th eysigned, 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.

Given under my hand and official seal, this

Commission expires April 13, 1991

This instrument was prepared by Donald J. Manikas, Lord, Bissell & Brook, 115 South LaSalle Street, (NAME AND ADDRESS) Chicago, IL 60603

John Rokacz
Attorney at Law
Suite 600
2 North LaSalle Street
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO
Gail L. Richter
401 W. Webster, #402
Chicago, IL 60614

OR

RECORDER'S OFFICE BOX NO

BOX 333 -- TH

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS TAX
Cook County
57.50
CITY OF CHICAGO
REAL ESTATE TRANSACTIONS TAX
88236135

DF-7165094/DA 7165094/DA

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Warranty Deed

INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:

UNIT NUMBER 1319 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOT 6 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16 INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY); ALSO

THAT PART OF LOT 7 OF SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE), ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST AND THE NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 23400546 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

ALSO

PARCEL 2:

EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL TOGETHER WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957, AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG THE BOUNDARY LINE BEGINNING ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER LINE OF SAID NORTH COMMONWEALTH AVENUE) IN COOK COUNTY, ILLINOIS.

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