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94407227

MAY -5 AM 11:18
DEED

94407227 COOK CO. REC. 010

220435

THIS INDENTURE, made this 2nd day of May, 1994, between MORRIS STAL, of Wilmette, Grantor, married to Rose Stal, and SELECT INVESTORS FUND, an Illinois partnership, whose address is 1517 East Oakton Street, Des Plaines, Illinois 60018, Grantee;

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does convey and warrant to the Grantee, FOREVER, all the following described Real Property, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Real Estate Index Number: 08-15-400-082

Address of Real Property: 1474 South Brownstone Court, Mount Prospect, Illinois

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY -5 1994
\$ 10.00
081279

[Signature]

THIS IS NOT HOMESTEAD PROPERTY

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 the said premises as above described, unto the Grantee, its successors and assigns forever, Subject To the matters set forth in Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 2nd day of May, 1994.

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
MAY 5 1994
9567 \$ 9.50

MORRIS STAL

COOK COUNTY
REAL ESTATE TRANSFER TAX
MAY -5 1994

[Signature]
Clerk's Office

W/2 & 1/2 BD 6656057 ND

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EXHIBIT "A"

1474 SOUTH BROWNSTONE COURT, MOUNT PROSPECT, ILLINOIS

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN ALGONQUIN LANE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

THE EAST LINE OF SAID LOT IS ASSUMED AS NORTH-SOUTH FOR THE FOLLOWING COURSES; BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON SAID EAST LINE 748.73 FEET, THENCE WEST 26.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42.50 FEET, THENCE WEST 58.0 FEET, THENCE NORTH 37.67 FEET, THENCE EAST 14.0 FEET, THENCE NORTH 4.83 FEET, THENCE EAST 44.0 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE AFORESAID PARCEL, AS SET FORTH IN THE DECLARATION DATED FEBRUARY 4, 1978 AND REGISTERED FEBRUARY 6, 1978 AS DOCUMENT LR2997961.

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EXHIBIT "B"

Permitted Exceptions

1. TAXES FOR THE SECOND INSTALLMENT OF 1993 AND SUBSEQUENT YEARS.
2. ANNUAL MAINTENANCE ASSESSMENT OF WELLER CREEK DRAINAGE DISTRICT UNDER LAW DOCKET NO. 40014CO, BOOK 437, PAGE 71.
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE PLAT OF SUBDIVISION RECORDED MARCH 29, 1977 AS DOCUMENT 23867311 AND FILED MARCH 29, 1977 AS DOCUMENT LR 2928491 AND AS CONTAINED IN INSTRUMENTS RECORDED AND FILED AS 23867312, 23867317 AND LR 2928490.
4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN ALGONQUIN LANE APARTMENTS DECLARATION OF SKOKIE TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 91549 FILED FEBRUARY 6, 1978 AS DOCUMENT LR 2997361.
5. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
6. EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY PLAT TO NORTHERN ILLINOIS GAS COMPANY RECORDED OCTOBER 5, 1977 AS DOCUMENT NUMBER 24136407, AFFECTING THE EAST 10 FEET OF THE WEST 40 FEET OF THE LAND. (AFFECTS PARCEL 2).
7. 30 FOOT BUILDING LINE OVER THE SOUTHERLY PART OF THE LAND AS SHOWN IN PLAT OF SUBDIVISION RECORDED MARCH 29, 1977 AS DOCUMENT 23867311 AND FILED MARCH 29, 1977 AS DOCUMENT LR 2928491.

(AFFECTS PARCEL 2)
8. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY FILED SEPTEMBER 2, 1977 AS DOCUMENT LR 2964536.

(AFFECTS PARCEL 2)
9. RIGHTS OF TENANTS AS TENANTS ONLY UNDER UNRECORDED LEASES AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID TENANTS.

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