

WARRANT DEED TENANCY BY THE ENTIRETY Statutory (ILLINOIS) (Individual to Individual)

94215989

CAUTION: Consult a lawyer before making 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
Christopher W. Flynn and Lisa J. Freedman,
husband and wife

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten and no 00/100 DOLLARS,
and other good and valuable consideration hand paid,
CONVEY and WARRANT to
Adam J. Hecktman and
Caray Hecktman,
1560 N. Sanburg, #4306
Chicago, IL 60610

250
BOOK
CO. NO. 018
224618

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE(S))

as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, the
following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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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 as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

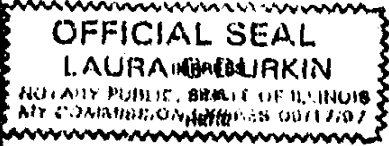
Permanent Real Estate Index Number(s): 14-33-303-132-102

Address(es) of Real Estate: 1758 North Larrabee, Chicago, IL 60614

DATED this 23rd day of February, 1994

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Christopher W. Flynn (SEAL)
Lisa J. Freedman (SEAL)

State of Illinois, County of Cook, I, Laura M. Burkin, the undersigned, a Notary Public in and for said County, in the State aforesaid; DO HEREBY CERTIFY that Christopher W. Flynn and Lisa J. Freedman



personally known to me to be the same persons whose names 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.*

Given under my hand and official seal, this 23rd day of February, 1994

Commission expires 01/17/97
Laura M. Burkin
NOTARY PUBLIC

This instrument was prepared by Brian L. Sedlak, Esq., 177 W. Wacker, Chicago, IL 60601
(NAME AND ADDRESS)

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Todd M. Sonnens, Esq. } Adam J. Hecktman
Sonnenschein, Nath & Rosenthal (Name)
8000 Sears Tower 1758 N. Larrabee (Address)
Chicago, IL 60604 (City, State and Zip) Chicago, IL 60614 (City, State and Zip)

OR RECORDEE'S OFFICE BOX NO.

* If Grantor is also Grantee you may want to strike Release and Waiver of Homestead Right.

BOX 333


7498419 DI 1 of 2 PAM

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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COOK COUNTY
REAL ESTATE TRANSFER TAX
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Property of Cook County Clerk's Office

★ 030437
★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAR-0'04 ★
★ P.B. 11187 ★

 998.00

★ 030438
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★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAR-0'04 ★
★ P.B. 11187 ★

 998.00

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★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE MAR-0'04 ★
★ P.B. 11187 ★

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT NUMBER 10, IN THE LARRABEE COURT III CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): CERTAIN LOTS AND PARTS OF LOTS IN RAM AND OTHERS SUBDIVISION, COUNTY CLERK'S DIVISION, MUELLER'S SUBDIVISION, ABERBORN'S DIVISION AND BOELTCHER'S SUBDIVISION OF PARTS OF LOTS 9 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 24146726, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DEED FROM LARRABEE COURT ASSOCIATES TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 22, 1973 KNOWN AS TRUST NUMBER 77406, RECORDED JANUARY 1, 1973 AS DOCUMENT NUMBER 22176471, FOR INGRESS AND EGRESS OF PERSONS AND MOTOR VEHICLES AND THE RIGHT TO CONSTRUCT, PAVE AND MAINTAIN A DRIVEWAY OVER AND THROUGH THE LAND AS DESCRIBED IN SAID DEED, AFORESAID, IN COOK COUNTY, ILLINOIS.

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; ONLY TO THE EXTENT SUCH COVENANTS AND RESTRICTIONS DO NOT ADVERSELY AFFECT THE USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; GENERAL REAL ESTATE TAXES FOR 1993 AND SUBSEQUENT YEARS; AND INSTALLMENTS OF REGULAR ASSESSMENTS DUE AFTER THE DATE OF CLOSING ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

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