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WARRANTY DEED

Joint Tenancy
Statutory (Illinois)

96455876

DEPT-01 RECORDING \$23.50
T0010 TRAN 5155 06/14/96 11:47:00
\$2000 + C.J * -96-455876
COOK COUNTY RECORDER

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

23³⁰
0/14

THE GRANTORS, MICHAEL HOUGHTON and ANNE E. HOUGHTON a/k/a ANNE E. SCHWARZ-HOUGHTON, his wife, of the Village of Mount Prospect, 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, CONVEYS and WARRANTS to JOSEPH KARBOWSKI and KSAWERA DUNIKOWSKA, 4420 North Ottawa, Norridge, Illinois, not in Tenancy in Common, but in JOINT TENANCY the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

96455876

Permanent Real Estate Index Number(s): 08-22-203-071-1089

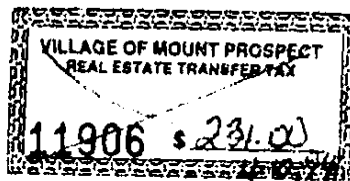
Address of Real Estate: 1771 West Algonquin Road, Unit 3-A, Mt. Prospect, Illinois 60056

Dated: April 12, 1996


ANNE E. HOUGHTON


MICHAEL HOUGHTON


ANNE E. SCHWARZ-HOUGHTON



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

State of Illinois, County of Cook. I, the undersigned, an Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL HOUGHTON and ANNE E. HOUGHTON a/k/a ANNE E. SCHWARZ-HOUGHTON personally known to me to be the same persons whose names 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.

Given under my hand and official seal this 12th day of April, 1996.

Commission expires _____


Notary Public

This instrument was prepared by Bennett R. Klasky, 555 Skokie Blvd, Suite 500, Northbrook, Illinois 60062.

Mail Recorded Deed To:

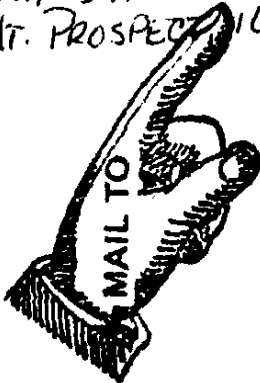
A.N.T.N.

Mail Subsequent Tax Bills To:

~~John Stanton, Esq.~~

JOSEPH KARBOWSKI
1771 W. ALGONQUIN RD.
UNIT 3-A
MT. PROSPECT, ILL 60056

Joseph Karbowski
1771 West Algonquin Road
Unit 3-A
Mount Prospect, Illinois 60056



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EXHIBIT "A"

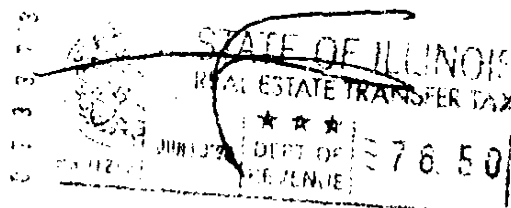
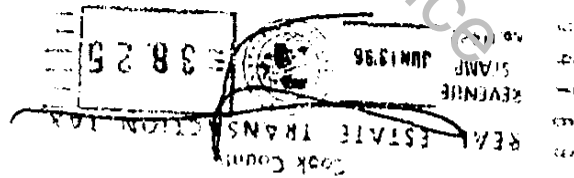
LEGAL DESCRIPTION

PARCEL 1: UNIT 1771-3A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CINNAMON COVE CONDOMINIUM AS DELINEATED AND DEFINED IN THE RESTATED AND AMENDED DECLARATIONS RECORDED AS DOCUMENT NUMBERS 91424352 AND 91518494, FORMERLY KNOWN AS IVY GREEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25498291 AND AMENDED FROM TIME TO TIME, IN LOT 1 (EXCEPT THE NORTH 462.80 FEET OF THE SOUTH 736.42 FEET THEREOF) IN ALGONQUIN-DEMPSTER SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 25498290 AND AS AMENDED FROM TIME TO TIME.

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Subject to: Covenants, conditions and restrictions of record; terms provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; 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; Special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments; General real estate taxes for the year 1995 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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