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GEORGE E. COLE
LEGAL FORMS

No. 808
November 1994

SPECIAL WARRANTY DEED Statutory (Illinois) (Individual to Individual)

96511877

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THE GRANTOR
OAK PARK PLACE, L.L.C., an Illinois limited liability company

DEPT-01 RECORDING \$27.00
T#0012 TRAN 1195 07/03/96 09:55:00
#79674 ER *-96-511877
COOK COUNTY RECORDER

of the city of Oak Park County of Cook

State of Illinois for and in consideration of

TEN & NO/100 (\$10.00)

DOLLARS,

and other good and valuable considerations

in hand paid,

CONVEY and WARRANT to

STEVEN KROL
711 Humphrey, Oak Park, IL

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook

in the State of Illinois, to wit:

Above Space for Recorder's Use Only

SEE ATTACHED RIDER AND LEGAL DESCRIPTION



Real Estate Transfer Tax
\$500



Real Estate Transfer Tax
\$25



Real Estate Transfer Tax
\$1



Real Estate Transfer Tax
\$1



Real Estate Transfer Tax
\$1

Grantor hereby warrants and defends title to the premises against all persons lawfully claiming by, through or under Grantor, only.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO covenants, conditions, and restrictions of record.
XX
XX
XX

XX
XX
XX

Permanent Real Estate Index Number(s): 16-07-324-029-0000

Address(es) of Real Estate: 430 Home, Unit #309N, Oak Park, IL 60302

Dated this 18th day of June, 1996

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

Nancy Cooper
407 S. Dearborn St.
Chicago, IL 60605

(SEAL) OAK PARK PLACE, L.L.C. an (SEAL)
Illinois limited liability company
(SEAL) (See Signature Page Attached) (SEAL)

BOX 333-CT1

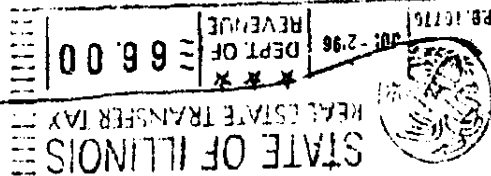
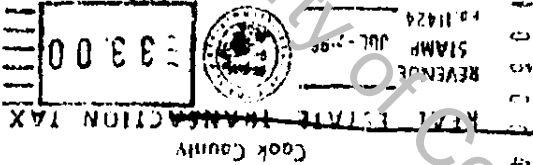
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Warranty Deed Individual to Individual

GEORGE E. COLE
LEGAL FORMS

TO



*one of the Members of OAK PARK PLACE, L.L.C. and also being the Chairman and President of IGL Brokerage Corp., the general partner of IGL Real Estate Brokers, L.P., one of the Members of OAK PARK PLACE, L.L.C.

State of Illinois, County of DuPage s. J, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas J. Helmer, Sr. being a Member of the Managing Committee of Inland Great Lakes, L.L.C.*

Notary Public of Illinois 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, ~~including the return and payment of tax to the State of Illinois.~~

Given under my hand and official seal, this 24th day of July 1996

Commission expires 1999

NOTARY PUBLIC

This instrument was prepared by Inland Great Lakes, L.L.C., 2901 Butterfield Rd., Oak Brook, IL 60521
(Name and Address)

SEND SUBSEQUENT TAX BILLS TO:

Steven Krol
(Name)

430 South Home, Unit #309S
(Address)

Oak Park, IL 60302
(City, State and Zip)

MAIL TO:

(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

281596

Property of Cook County

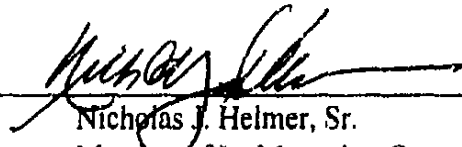
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Signature Page of Grantor

OAK PARK PLACE, L.L.C., by its Members:

By: Inland Great Lakes, L.L.C., a Delaware limited liability company

By: _____



Nicholas J. Helmer, Sr.
Member of Its Managing Committee

By: IGL Real Estate Brokers, L.P., an Illinois limited partnership

By: IGL Brokerage Corp., its general partner

By: _____



Nicholas C. Helmer, Sr.
Chairman and President

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RIDER

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION TO THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT, IF ANY, HAS EITHER WAIVED OR FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL, PURSUANT TO SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

EXHIBIT "A"

UNIT 309S IN THE CONDOMINIUMS OF OAK PARK PLACE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 (EXCEPT THE SOUTH 10 FEET THEREOF), LOTS 17, 18, 19, 20 AND THE SOUTH 44 1/2 FEET OF LOT 21 IN BLOCK 3 IN HERRICK AND DUNLOP'S SUBDIVISION OF LOTS 12 TO 17 INCLUSIVE IN GEORGE SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 (EXCEPT RAILROAD LAND) OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96376665 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 16-07-324-029-0000

Commonly known as: 430-309 SOUTH HOME, OAK PARK, ILLINOIS

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