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WARRANTY DEED

96518715

DEPT-01 RECORDING \$27.00
 T#0012 TRAN 1247 07/08/96 14:38:00
 \$9716 + CG *-96-518715
 COOK COUNTY RECORDER

75 96518715
 R-1
 2/25/96 SL

THE GRANTOR, Crescent Condominiums, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the corporation, CONVEY(S) and WARRANT(S) to

R.
 SCOTT McDONAGH
 552 WEST BRIAR, #2E
 CHICAGO, ILLINOIS 60657

2700

of the county of Cook, 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

Permanent Real Estate Index Number: 14-17-416-002-0000
 Address of Real Estate: 843 West Belle Plaine #3S, Chicago, Illinois 60612

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, John A. Brown, this 2nd day of May, 1996.

By: [Signature]
 Crescent Condominiums, Inc.

Attest: [Signature] 5/2/96

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OFFICIAL SEAL
 CONNIE A. PERRY
 Notary Public, State of Illinois
 My Commission Expires Sept. 14, 1997

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EXHIBIT A

PARCEL 1:

UNIT NUMBERS 843-3S AND S-16 IN 839-851 WEST BELLE PLAINE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LS 2 AND 3 AND EASTERLY 20 FEET OF LOTS 4 TO 8 IN KLAUER'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, 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 96157603 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS CERTAIN DESCRIBED PROPERTY AS CREATED BY EASEMENT AGREEMENTS RECORDED AS DOCUMENT NUMBERS 96099408, 96099409, 96099410 AND 96157602.

PARCEL 2:

UNIT P-11 BOTH INCLUSIVE, IN BELLE PLAINE CONDOMINIUMS PARKING LOT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 2 IN ELIZABETH KLANER'S SUBDIVISION OF LOTS 13, 14, 15, 16, 17 AND 18 IN SCHLOESSER, COMSTOCK AND PICK'S SUBDIVISION OF LOTS 7 AND 10 AND THE NORTH 2 1/2 ACRES OF LOT 8 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF LOT 19 IN SCHLOESSER, COMSTOCK AND PICK'S SUBDIVISION OF LOTS 7 AND 10 AND THE 2 1/2 ACRES OF LOT 8 IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST OF SECTION 17, 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 96099411, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO GRANTS TO 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

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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 THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO RIGHT OF FIRST REFUSAL.

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