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

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 WALRANT(S) to

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

of the county of Cook, the following described Real Fatate 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 60613

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 And day of Milly, 1996

Crescent Condominiums, Inc.

OFFICEN SEAL CONNIE A. PERRY

96518715

Notary Public State of Illinois My Commission Expires Sept. 14, 1997

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that John A. Brown, personally known to me to be the President of Crescent Condominiums, Inc., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the said corporation, as free and voluntary act, and as the free and voluntary act, and deed of said corporation, for these and purposes therein set forth.

Given under my hand and official seal, this ND day of MAY , 1996.

STATE OF ILLINOIS = REAL ESTATE TO ANSFER TAX = DEPT. OF E 4 50 = Notary Public

Notary Public

Prepared By: Lisa M. Vlasak 2508 North Clark Chicago, Illinois 60614 "OFFICIAL SEAL"
CONNIE A. PERRY
Notary Public, State of Illinois
My Commission Expires Sept. 14, 1997

Mail to:

Address Lundberg, Calluhan & Car

IC N Wacker Dr # \$100

Charage, IL Woode

Name & Address of Taxpayer:

Scott McDonagh

843 West Belle Plaine #88

Chicago, Illinois 60613

5 PB IIII

BOX 333-CTI

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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 NUMSED 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 EASESMENT AGREEMENTS RECORDED AS DOCUMENT NUMBERS 96099408, 96099409, 96099410 AND 96157602.

PARCEL 2:

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

PARTS OF LOTS 1 AND 2 IN ELIZABETH KLAPER'S SUBDIVISION OF LOTS 13, 14, 15, 16, 17 AND 18 IN SCHLOESSER, COMSTCOCK 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.

De Cook County Clark's Office THERE WAS NO RIGHT OF FIRST REFUSAL.

96518715

Proberty of Cook County Clark's Office