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GEORGE E. COLE
LEGAL FORMS

No. 804
November 1994

WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

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96619014

THE GRANTOR WOLCOTT DIVERSEY, L.L.C., a limited liability company,

DEPT-01 RECORDING \$25.00
T#0012 TRAN 1674 08/13/96 12:23:00
16963 CG *-96-619014
COOK COUNTY RECORDER

~~of~~ 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 the sum of TEN AND NO/100THS (\$10.00) - - - - - DOLLARS, and other good and valuable considerations

96619014

_____ in hand paid,

and pursuant to authority given by the BOARD OF MEMBERS of said ~~corporation~~, CONVEYS and WARRANTS to DENISE CALL and company

JEFFREY SCHAFFENT R.
1301 W. FLETCHER ST. #312
CHICAGO, ILLINOIS 60657

~~not as tenants in common but as joint tenants~~
(Name and Address of Grantee)
the following described Real Estate situated in the County of _____ C O O K in State of Illinois:

Above Space for Recorder's Use Only

SEE ATTACHED LEGAL

250
10

Permanent Real Estate Index Number(s): 14-30-403-001 Unit 44
Address(es) of Real Estate: 2743 NORTH WOLCOTT AVENUE, CHICAGO, ILLINOIS 60614

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SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____; _____; and to General Taxes for _____ and subsequent years. TO HAVE AND TO HOLD, not in tenancy in common but in joint tenancy forever.

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 MANAGER President, and attested by its _____ Secretary, this 9th day of AUGUST, 19 96.

WOLCOTT DIVERSEY, L.L.C.
(Name of Corporation)

Impress
Corporate Seal
Here

By _____
THOMAS SNITZER, MANAGER

1/24/96

Attest: _____

1/24/96

BOX 333-CTI

0
110
110
SSS
61
76
F
0

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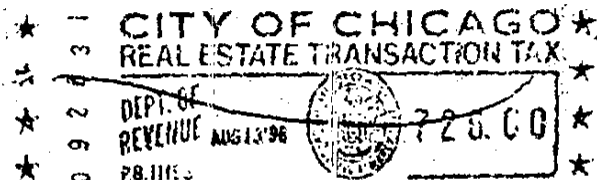
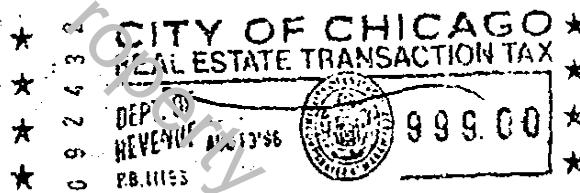
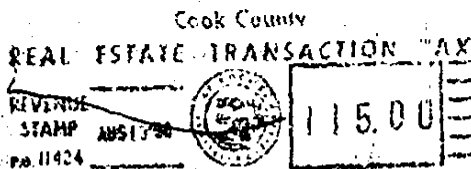
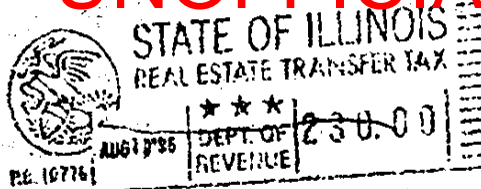
WARRANTY DEED Corporation to Individual

WOLCOTT-DIVERSEY, L. L. C.

TO

DENISE CALL AND JEFFREY

SCHAFFENIT



GEORGE E. COLE
LEGAL FORMS

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that THOMAS SMITZER personally known to me to be the MANAGER President of the WOLCOTT DIVERSEY, L.L.C., an Illinois Limited Liability

Company personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day is MANAGER President and in person and severally acknowledged that as such he signed and delivered the said instrument and he is the corporate seal of said company pursuant to authority given by the Board of MEMBERS of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of AUGUST 19 96
Commission expires 08-01 19 97 Mary C. Hopkins
NOTARY PUBLIC

This instrument was prepared by KEITH HARRINGTON, 77 WEST WASHINGTON ST., SUITE 920, CHICAGO, IL. 60602-2850
(Name and Address)

MAIL TO: Boris and Kaiser Ltd
(Name)
688 Lee Street
(Address)
Des Plaines, IL 60016
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
DENISE CALL
(Name)
2743 NORTH WOLCOTT AVE., UNIT 44
(Address)
CHICAGO, ILLINOIS 60614
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

173-888 X08

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CHICAGO TITLE INSURANCE COMPANY



ORDER NUMBER: 1401 007619555 DB

STREET ADDRESS: 2743 N. WOLCOTT

UNIT #44

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-30-403-001-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 44 IN THE WOLCOTT DIVERSEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO PART OF LOT 33 IN MANUFACTURERS ADDITION TO CHICAGO IN SOUTHEAST 1/4 SECTION 30, TOWNSHIP 40, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96512011 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ELECTRICAL CONDUIT OVER AND ACROSS PRIVATE ROADS DESCRIBED IN AND SET FORTH IN THE WOLCOTT ROW CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 95660969 AND IN THE WOLCOTT DIVERSEY CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 96619014.

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

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