5 8 1. 2

WARRANTY DEED

96673642

THE GRANTOR, Christine D. O'Brien, single and never married, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid,

• DEPT-01 RECORDING \$23.50 • T40010 TRAN 6009 D9/04/96 15:11:00 • 47997 € CJ ★-96-673642

COOK COUNTY RECORDER

CONVEYS and WARRANTS TO:

Melissa B. Van Dam 1350 N. Lake Spore Drive, #713 Chicago, Illinois 60610

the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

Unit No. B-1 on survey (f the following described parcel of real estate (hereinafter referred to as parcel):

Parcel "A": All of Crosby's Subdivision of the West 200 feet of Lot 14 in School Trustees' Subdivision of Section 16, Township 40 North, Range 14, East of the Third Principal Meridian.

Parcel "B": The East 150 feet of the West 300 Feet of Lot 14 in School Trustees' Subdivision aforesaid (as originally platted).

Parcel "C": Lots 22, 23, 24 and 25 in Bittersweet, a Subdivision of Lots 13 and 16 in the School Trustees' Subdivision aforesaid.

Parcel "D": Lots 1 and 6 in Snyder's Subdivision of Lot 15 in the School Trustees' Subdivision aforesaid, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Bank of Ravenswood as Trustee under Trust Number 2323 recorded in the office of the Recorder of Cook County, Illinois, as document 23878669: together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space compromising all the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois.



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71,954,996

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1996 and subsequent years; the Declaration of Condominium, as amended from time to time, and the Illinois Condominium Property Act.

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

Permanent Peal Estate Index Numbers: 14-16-305-021-1009

Address of Real Estate: 696 W. Irving Park Road, Unit B1 Chicago, Illinois 60613

Dated this 27th day of August, 1996.

Christine D. O'Brien

State of Illinois

SB.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Christine D. O'Brien, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 Way of August, 1996.

"OFFICIAL BEAL"
LORI F. CHACOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/14/96

Notary Public

Commission expires 80

Dec. 14, 1996

This instrument was prepared by Lori F. Chacos, Esq., 559 W. Surf Street, Ste. 901, Chicago, Lalinois 60657.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Julia A. Sportolari, Esq. 2835 N. Sheffield, Ste. 204 Chicago, Illinois 60657

Melissa B. Van Dam 696 W. Irving Park Rd., #B1 Chicago, Illinois 60613 96675642

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