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WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

96702435

COOK COUNTY RECORDER 925.50
TRAM 4477 09/13/96 15131100
96194 SK *96-702435
COOK COUNTY RECORDER

GRANTOR(S)

AB FUND III JOINT VENTURE, AN
Illinois general partnership, a
partnership created and existing by
virtue of the laws of the State of
Illinois for and in consideration of
Ten Dollars (\$10.00) and other
good and valuable consideration in
hand paid, CONVEY(S) and
WARRANT(S) to the grantee(s),
Jennifer L. Corwin and Lukas Hartman
210 N. Oak Park
Oak Park, IL

95453282

DEPT-02 FILING 925.50
T#0009 TRAM 4477 09/13/96 15131100
#6194 SK *96-702435
COOK COUNTY RECORDER

Not as tenants in common, not as joint tenants but as tenants by the entirety (The Above Space for Recorder's Use)

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.

Dated this 10th day of June, 1996.

AB FUND III JOINT VENTURE

William Greengoss
William Greengoss, partner

William Planek
William Planek, partner

Permanent Real Estate Index Number(s): 16-07-212-001-0000
Address(es) of Real Estate: 210 N. Oak Park, #GG- Garden, Oak Park, Illinois 60702

STATE OF ILLINOIS) ss
COUNTY OF COOK)

1st AMERICAN TITLE order # 011386

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that WILLIAM GREENGOSS AND WILLIAM PLANEK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 10th day of June, 1996.

"OFFICIAL SEAL"
LORI LYNN GENTILE
Notary Public, State of Illinois
My Commission Expires Oct. 23, 1996

Lori Lynn Gentile
NOTARY PUBLIC

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illinois 60606

* Be Recorded in correct order...

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EXHIBIT A

Unit GG-Garden, in the Santa Maria Condominiums as delineated on a survey of Lots 1, 2 and 3 in Owner's Subdivision of the West 223.5 feet and the South 10 feet of the East 54.1 feet of the West 277.6 feet of lot 3 and west 277.6 feet of lot 2 (except the south 115 feet of the East 81.6 feet of the West 261.6 feet of said lot 2) of James W. Scoville Subdivision of the West half of the North East Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, ~~Village of Oak Park~~ in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded May 29, 1996 as document 96402515 together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

The tenant of Unit GG-Garden has waived or has failed to exercise the right of first refusal.

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 though the provisions of said Declaration were recited and stipulated at length herein.


This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of records to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessment established pursuant to the Declaration; and
9. Acts done or suffered by the Purchaser.


Mid. to:


TRINIA KILGARD
3212 W. MICHIGAN AVE.
OAK PARK, ILL 60302


 Real Estate Transfer Tax
\$300


 Real Estate Transfer Tax
\$100


Sent Subsequent Tax Bills to:


 Real Estate Transfer Tax
\$10

 Real Estate Transfer Tax
\$1

 Real Estate Transfer Tax
\$10

 Real Estate Transfer Tax
\$1

 Real Estate Transfer Tax
\$1

 Real Estate Transfer Tax
\$1

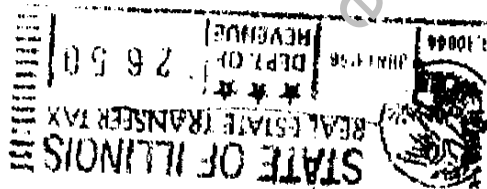
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UNIT ~~507~~³⁵ - GARDEN IN THE SANTA MARIA CONDOMINIUMS AS DELINEATED ON THE SURVEY OF LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF THE WEST 223.5 FEET AND THE SOUTH 10 FEET OF THE EAST 54.1 FEET OF THE WEST 277.6 FEET OF LOT 3 AND THE WEST 277.6 FEET OF LOT 2 (EXCEPT THE SOUTH 115 FEET OF THE EAST 81.6 FEET OF THE WEST 277.6 FEET OF SAID LOT 2) OF JAMES W. SCOVILLE SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED May 29, 1996 AS DOCUMENT 96402515, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHT EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAIN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN."



96402515

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