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THIS INSTRUMENT WAS
PREPARED BY AND MAIL
AFTER RECORDING TO:

Neil E. Cass, Esq.
Jenner & Block
One IBM Plaza
Chicago, Illinois 60611

DEPT-01 RECORDING \$27.00
T#0004 TRAN 8903 10/30/96 11:31:00
#2102 LF *-96-827112
COOK COUNTY RECORDER

QUIT CLAIM DEED

96827112

Above Space For Recorder's Use Only

THE GRANTOR, RENANA LAVIN, married to BENNET LAVIN, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to RENANA LAVIN, as to an undivided ninety-five percent (95%) interest, and to BENNET LAVIN, as to an undivided five percent (5%) interest, as tenants in common, GRANTEES, having an address of 6933 North Kedzie Avenue, Units 12-06 and 12-08, Chicago, Illinois 60645, that certain real estate situated in the County of Cook in the State of Illinois, legally described as Exhibit A attached hereto and made a part hereof.

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Exempt under provisions of Paragraph e, Section 4,
Real Estate Transfer Tax Act.

By: Neil E. Cass
Buyer, Seller or Representative

Date: October 23, 1996

Permanent Real Estate Index Number: 10-36-119-003-1186 and 10-36-119-003-1184

Address of Real Estate: 6933 North Kedzie Avenue, Units 12-06 and 12-08, Chicago, Illinois 60645

IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed as of this 29th day of October, 1996.

96827112

Renana Lavin
RENANA LAVIN

Bennet Lavin
BENNET LAVIN
2700
Box 374

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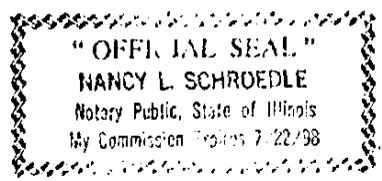
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Renana Lavin and Bennet Lavin, husband and wife, 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.

Given under my hand and official seal this 29th day of October, 1996.

Commission expires July 22, 1998

Nancy L. Schroedle
Notary Public



LLW61038,DEE

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EXHIBIT A

Legal Description

UNIT 12-06 & 12-08, AS SHOWN AND IDENTIFIED ON THE SURVEY, OF BLOCK 3 OF THE COLLEGE GREEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHICAGO, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 18456389 TOGETHER WITH AN UNDIVIDED .5949% & .5949% INTEREST IN THE PROPERTY, EXCEPTING THEREFROM ALL OF THE UNITS, AS THE TERMS "PROPERTY" AND "UNITS" ARE DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 23, 1996

Signature: *And E. Coen*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 23 day of October, 1996.



Notary Public *Carey Hudry*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 23, 1996

Signature: *And E. Coen*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 23 day of October, 1996.



Notary Public *Carey Hudry*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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