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96905189

WARRANTY DEED

96009134 / 76.19.362K

MAIL TO:

Jonathan Loew
100 W. Monroe Street
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

2001 N. 17th Avenue LLC
2001 N. 17th Avenue
Melrose Park, IL

DEPT-01 RECORDING \$25.00
T#0012 TRAN 3222 11/27/96 15:08:00
#2337 + CG *-96-905189
COOK COUNTY RECORDER

RECORDER'S STAMP

THE GRANTOR(S), Joseph Mandarin, as to an undivided 1/2 interest, married to Kelly Mandarin of the Village of Melrose Park, County of Cook, 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), 2001 N. 17th Avenue LLC of 7759 W. Van Buren, Forest Park in the County of Cook in the State of Illinois, TO HAVE AND TO HOLD the following described real estate, ~~got in Tenancy in Common, but in JOINT-TENANCY~~

SEE ATTACHED

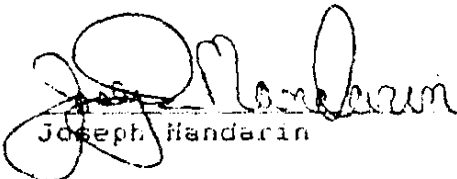
Permanent Tax No: 12-34-400-022

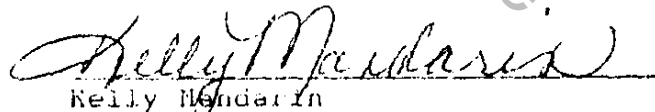
Known As: 2001 N. 17th Avenue, Melrose Park, IL

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

SUBJECT TO: (1) Real estate taxes for the year 1996 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

Dated: November 24, 1996


Joseph Mandarin


Kelly Mandarin

2500
B

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BOX 333-CT1

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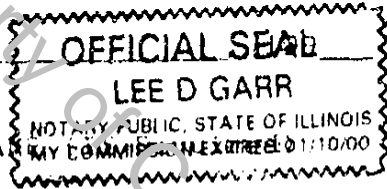
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Mandarin, as to an undivided 1/2 interest, married to Kelly Mandarin personally known to me to be the same person 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 official seal, this 24 day of November, 1996.

Commission expires _____
Lee D Garr
Notary Public

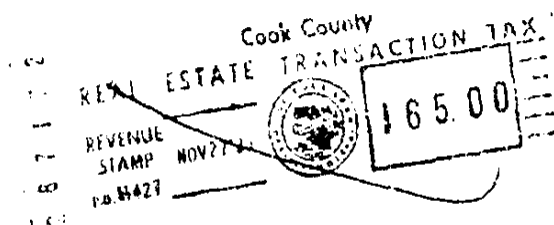
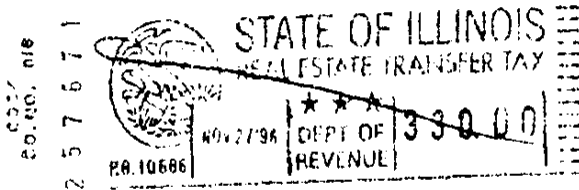
MUNICIPAL TRANSFER STAMP _____ COUNTY/STATE TRANSFER STAMP



NAME AND ADDRESS OF PREPARER:
Lee D. Garr
GARR & DE HAERTELAERE, LTD.
50 Turner Avenue
Eik Grove Village, IL 60007
(708) 593-8777

EXEMPT under provisions of paragraph
2 Section 4, Real Estate
Transfer Act. Date: 11-24-96
Lee D Garr
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020).



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LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND BEING A PART OF LOT 4 IN BLOCK 2 OF FRANKLIN FARMS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 AND THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE EXCEPT THAT PART TAKEN FOR RAILROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH 300 FEET OF THE NORTH 468.66 FEET OF SAID LOT 4, A DISTANCE OF 13.21 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 300 FEET OF THE NORTH 468.66 FEET OF SAID LOT 4, A DISTANCE OF 3.21 FEET TO A POINT 10.00 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION; THENCE NORTH ALONG A LINE 10.00 FEET WEST AND PARALLEL WITH SAID NORTH AND SOUTH CENTER LINE A DISTANCE OF 34.18 FEET TO A POINT OF TANGENCY THENCE SOUTHWESTERLY ALONG AN ARC OF A CIRCLE CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 183.18 FEET A DISTANCE OF 34.37 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS ALSO:

PARCEL 2: THE NORTH 234 FEET OF THE SOUTH 300 FEET OF THE NORTH 468.66 FEET OF THAT PART OF LOT 4 IN BLOCK 2 IN FRANKLIN FARMS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 AND THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIAN BOUNDARY LINE (EXCEPT THAT PART TAKEN FOR RAILROAD) LYING EAST OF THE EAST LINE OF 17TH AVENUE BEING A LINE 33 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 4 AND LYING WEST OF A LINE 10 FEET WEST OF AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 34 IN COOK COUNTY, ILLINOIS.

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