WARRANTY DEED (Corporation to Individual)

THE GRANTOR

SBR Enterprises, Inc.

'a corporation 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 & 90/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

96249427

. DEPT-01 RECORDING

\$27,00

- T40012 TRAN 9916 04/02/96 11:35:00
- 42066 4 巨尺 米ータムー24タ427
- COOK COUNTY RECORDER

Mary E. Puetz 3443 N Lakewood #3 Chicago, IL 60657

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

SEE ATTACHED LEGAL DESCRIPTION

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 DESCRIPTO 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.

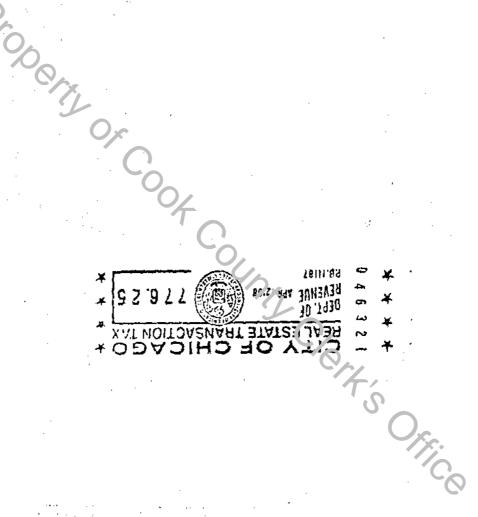
THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

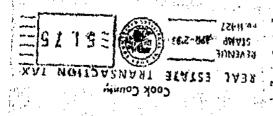
Subject to: covenants, conditions and restrictions of record; general taxes for the year 1995 and subsequent years.

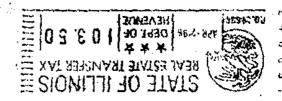
Permanent Real Estate Index Number: 14-17-409-006-0000 (Affects land and other property.)

Address(es) of Real Estate: 923-25 W Cullom Unit #3W, Chicago, IL 60613

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| 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 President, and attested by its Secretary, this <u>27th</u> day of March 1996. |
| SBR Enterprises, Inc. (HAME OF CORPORATION) By: Jeffrey Grinspoon, President Attest: Jeffrey Grinspoon, Secretary |
| State of Illinois, County of Cook ss. |
| I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEFEBY CERTIFY, that Jeffrey Grinspoon personally known to me to be the President of the SBR Unterprises, Inc., corporation and Jeffrey Grinspoon 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 in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 seal, this 27th day of March , 1996 |
| Commission expires: July 3, 1999 Geffrey Sanchez Septimes of Illinois Septimes of Ill |
| This instrument was prepared by: Jay Zabel & Associates, Ltd. 55 W. Monroe, Suite 750, Chicago, Illinois 60603 |
| Kathleen Widuch fail To: 20 f WiSner Send Subsequent Tax Bills To: |
| Jeffrey Sunchez Pank Ridge I (60068 Mary E. Puetz |

923 W Cullom Unic 3W

Chicago, IL 60613

Jay Zabel & Associates, Ltd.

55 W Monroe, Ste 750

Chicago, IL 60603

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Proberty of Coot County Clerk's Office

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LEGAL DESCRIPTION

UNIT 3-W IN CULLOMWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BUENA PARK SUBDIVISION, A SUBDIVISION OF PART OF LOT 16, SOUTH OF THE NORTHWESTERLY 1.735 CHAINS AND THE NORTH 1/2 OF LOT 15 IN HUNDLEY'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SUPPEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 96113243, TOGETHER WITH ITS UNDIVIDED PURCENTAGE INTEREST IN THE COMMON ELEMENTS.

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