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 & 00/100 (\$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

96269838

. DEPT-01 RECORDING

\$27.00

- . T\$0012 TRAN 0065 04/10/96 11:50:00
- . \$6868 \$ ER #-96-269838
- COOK COUNTY RECORDER

.R DEPT-01 RECORDING \$27.00 . T#0012 TRAN 0065 04/10/96 11:51:00

◆6868 年 ER ★一タムー2ムタ8番8 COOK COUNTY RECORDER

Daniel %. Thompson 1100 W George #2 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

27/9

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 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.

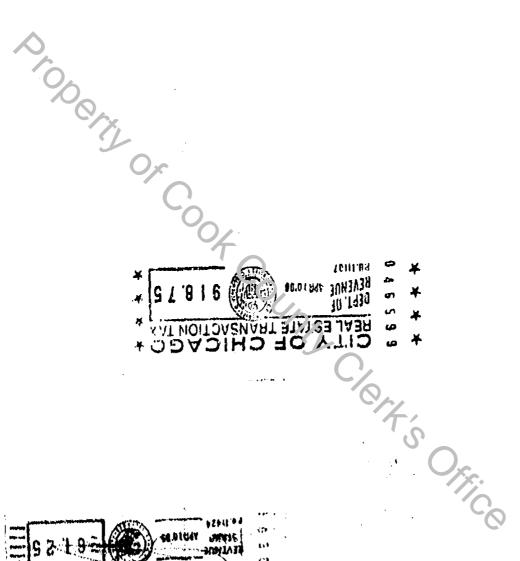
Subject to: covenants, conditions and restrictions of record; general taxes for the year 1995 and subsequent years.

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 1E, Chicago, IL 60613

96269838





OEPT OF

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UNOFFICIAL	COPY
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In Witness Whereof, said Grantor	has caused its corporate seal to be name to be signed to these presents by Secretary, this 29th day of	
SBR Enterprises, Inc. (NAME OF CORPORATION) By: Jeffrey Grinsper Attest: Jeffrey Grin	Obp. President:	
State of Illinois, County of Cook ss. The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jeffrey Grinspoon personally known to me to be the President of the SBR Enterprises, 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 29th day of March 1996		
Commission expires: July 3, 1999 "OFFICIAL SEAL" Jeffrey Sanchez. Notary Public. State of Illinois My Commission Expires 07/03/99 My Commission Expires 07/03/99		
This instrument was prepared by: Jay Zabel & Associates, Ltd. 55 W. Monroe, Suite 750, Chicago, Illinois 60603		
Mail To:	Send Subsequent Tax Bills To;	
deffray Sanchez	Daniel S. Thompson	
Jay Zabel & Associates, Ltd.	923 W Cullom Unit 1E	
55-W-Monroo,-6te-750	Chicago, 11, 60613	
Chicago, II-60603- -THEMMS FI HITCHCCK 747 SOUTH STATE ST		

CHICAGO, JL. 60605

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Proberty of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 1-E 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 SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 96113243, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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Proberty or Coot County Clert's Office