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WARRANTY DEED
(Corporation to Individual)

THE GRANTOR

96269838

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 SCOTT

Daniel W. Thompson
1100 W George #2
Chicago, IL 60657

. 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 + ER *-96-269838
. COOK COUNTY RECORDER

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

SEE ATTACHED LEGAL DESCRIPTION

27/2 KP

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

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182
Am...
75 95 968 88

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Property of Cook County Clerk's Office

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* 0 4 5 5 9 9 *
 * DEPT. OF REVENUE APR 10 98 *
 * REAL ESTATE TRANSACTION TAX *
 * CITY OF CHICAGO *

918.75
 APR 10 1998

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 APR 10 1998
 61.25

STATE OF ILLINOIS
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE
 APR 10 1998
 122.50

APR 10 1998
 CC 25 98

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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 29th day of March, 1996.

SBR Enterprises, Inc.
(NAME 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 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

NOTARY PUBLIC'S OFFICE
"OFFICIAL SEAL"
Jeffrey Sanchez
Notary Public, State of Illinois
My Commission Expires 07/03/99

Notary Public

This instrument was prepared by: Jay Zabel & Associates, Ltd. 55 W. Monroe, Suite 750, Chicago, Illinois 60603

Mail To:

~~Jeffrey Sanchez~~

~~Jay Zabel & Associates, Ltd.~~

~~55 W Monroe, Ste 750~~

~~Chicago, IL 60603~~

Send Subsequent Tax Bills To:

Daniel S. Thompson

923 W Cullom Unit 1E

Chicago, IL 60613

THOMAS R. HURLOCK

767 SOUTH STATE ST

CHICAGO, IL 60605

BOX 933-CTI

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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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