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Account# 111-02-00972973

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

DEPT-01 RECORDING \$23.00  
T#0012 TRAM 3753 01/17/97 15:14:00  
#1713 CG # -97-040256  
COOK COUNTY RECORDER

For Recorder's Use Only

Know all Men by these Presents, that

THE FIRST NATIONAL BANK OF CHICAGO, a national banking association organized and existing under the laws of the United States of America with its principal office in the City of Chicago, County of Cook, and State of Illinois, as Trustee under the Trust Deed hereinafter described, for and in consideration of the sum of one dollar, and for other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby REMISE, CONVEY, and QUIT-CLAIM unto PATRICK J. HALPERIN, MARRIED TO STACY F. HALPERIN of the County of COOK, and State of ILLINOIS all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain trust deed dated APRIL 25TH AD 1994, and registered/recorded in the Recorders office of COOK County, in the State of ILLINOIS in vol./ book of records on page as Document Number 94442443, to the premises as follows, to wit:

SEE ATTACHED (LEGAL DESCRIPTION).

CICIA: 40 E. CEDAR APT 12A, CHICAGO, IL 60611 PTN: 17032010691010

Together with all the appurtenances and privileges thereunto belonging or appertaining. IN WITNESS WHEREOF, said The First National Bank of Chicago has caused these presents to be executed by its Administrative Officer and its corporate seal to be hereto affixed, this day of January 2, 1997.

23 - m

The First National Bank of Chicago

By: *[Signature]*

Lynn M. Toran, Administrative Officer

STATE OF ILLINOIS } SS.  
County of Cook }

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Lynn M. Toran, Administrative Officer of the First National Bank of Chicago, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Administrative Officer, appeared before me on this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth, and caused the voluntary act of said bank, for the uses and purposes therein set forth.

"OFFICIAL SEAL"

WALTER MODRZEJEWSKI  
Notary Public, State of Illinois  
My Commission Expires 11/30/97

GIVEN under my hand and official seal this day of January 2, 1997.  
My commission expires on 11/30/98.

*[Signature]*  
Walter Modrzejewski, Notary Public

This document was prepared by Martha P Valladares  
One First National Plaza, Chicago, Illinois 60670

PATRICK & STACY HALPERIN  
40 E. CEDAR APT 12A  
CHICAGO, IL 60611

BOX 333-CT1

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MAIL TO:  
STUART EDELSTEIN  
180 N. LASALLE ST.  
SUITE # 1601  
CHICAGO, IL. 60601

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LEGAL DESCRIPTION

UNIT 12-A IN FORTY EAST CEDAR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THAT PART OF LOTS 8, 9 AND 10 (TAKEN AS A TRACT) IN THE ASSESSOR'S DIVISION OF BLOCK 2 IN THE SUBDIVISION OF THE COMMISSIONER'S OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF CEDAR STREET, 5 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 9, RUNNING THENCE WEST ON THE SAID NORTH LINE OF CEDAR STREET, 83 FEET, THENCE NORTH AT RIGHT ANGLES WITH SAID NORTH LINE OF CEDAR STREET 145 5/10 FEET, MORE OR LESS TO THE NORTH LINE OF SAID LOT 9, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 AND THE NORTH LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER OF LOT 5 IN TALBOT'S SUBDIVISION OF LOTS 15 TO 20 BOTH INCLUSIVE, IN NEALY'S SUBDIVISION OF LOT 1, THE NORTH 1/2 OF LOT 11 AND PART OF LOT 10 IN ASSESSOR'S DIVISION OF BLOCK 2 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOT 5 AFORESAID PRODUCED SOUTH 20 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 10 AFORESAID, 5 FEET THENCE SOUTH 125 5/10 FEET MORE OR LESS TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, AS TRUSTEE UNDER TRUST NUMBER 10400, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24203714, TOGETHER WITH AN UNDIVIDED 2.36 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PARTS AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO) ALL IN COOK COUNTY, ILLINOIS

City of Cook County Clerk's Office

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