WARRANTY DEED Statutory (ILLINOIS) • (Individual to Individual)

97089227

GRANTOR(S) EMMALEX, L.L.C., an Illinois limited liability company, created and existing by virtue of the laws of the 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), CELESTINE CNYEISE and FLORENCE THOMPSON

DEPT-01 RECORDING

\$25,58

T\$8015 TRAN 7225 02/08/97 15:18:00

5112 + CJ *-97-089227 COOK CHUNTY RECORDER

1262 Norwood

Chicago, 11

to have and to hold in Joint Tenancy,

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

(The Above Space for Recorder's Use)

12 o. 13 (D. 13 37) |

See Exhibit A. Attached hereto and made a part hereof.

EMMALEX, L.L.C.

Permanent Real Estate Index Number(s): 14-05-209-017; 14-05-209-018

Address(es) of Real Estate: # 30 & Path 6150 N. Kenmore, Chicago, Illinois 60660

STATE OF ILLINOIS

) ss

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HERRBY CERTIFY that MICHAEL LOYFMAN AND ALEX LOYFMAN, 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 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 notary seal, this The day of TANCAR

OFFICIAL NANCY KACYS OTARY PUBLIC, STATE OF ELMOIS

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illino

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Carre Contract

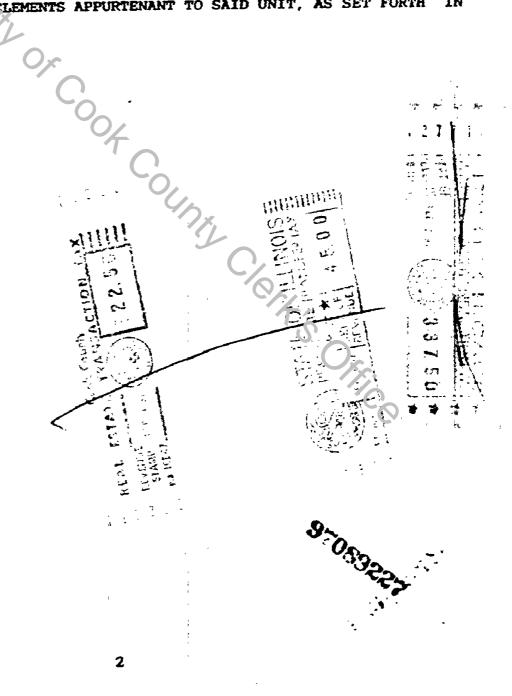
FIRST AMERICAN TITLE INSURANCE COMPANY 30 North La Salle, Suite 300, Chicago, IL 60602

> ALTA Commitment Schedule C

File No.: C102018

LEGAL DESCRIPTION:

UNIT 31 AND PARKING UNIT 10 IN 6150 KENNORF AVENUE CONDOMINIUM OF LOTS 5 AND 6 IN BLOCK 11 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL 1/2 JF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 10 TO THE DECLARATION OF COMPOMINIUM OWNERSHIP RECORDED 42/7 AS DOCUMENT 90/4/10, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.



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EXHIBIT A

Unit 30 and Parking Unit 26 in Brandon Shores Condominium of Lots 5 and 6 in Block / 1 in Cochran's Second Addision to Edgewater in the East Fractional 1/2 of Section 5. Township 40 North/ East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document number together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration. The tenant of Unit 3D has waived or has failed to exercise the right of first refusal. 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 sil rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same though the provisions of said Declaration were recited and stipulated at length herein. This deed is subject to: Real estate taxes not yet due and payable and for subsequent years: 1. 2. The Declaration: 3. Public and utility easements. Covenants, conditions, restrictions of record as to use and occupancy: 4. 4. Applicable zoning and building laws, ordinances and restrictions: 6. Roads and highways, if any: 7. Provisions of the Condominium Property Act of Illinois: R Installments due after the date of closing of 2.57.55ments established pursuant to the Declaration; and 9. Acts done or suffered by the Purchaser. Mail to: Celestine I. Onyeise 6150 N. Kenmore, #30 Sent Subsequent Tax Bills to: Celestine I Onyeise 6150 N. Kenmere, +3C

CHICAGO, IL 60,660

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