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97149684

WARRANTY DEED

(Individual to Individual)

Mail To:

LUDMILA ZOOB
450 PLUM CREEK DR.
UNIT 304
WHEELING, IL 60090

. DEPT-01 RECORDING \$25.50
. T#0009 TRAN 7462 03/05/97 12:00:00
. #8686 SK #-97-149684
. COOK COUNTY RECORDER

SEND SUBSEQUENT TAX BILLS TO:

LUDMILA ZOOB
450 PLUM CREEK DR.
UNIT 304
WHEELING, IL 60090

THE GRANTOR(S), SYLVIA KOENIG, married to ARTHUR IWANIEC, of the City of Wheeling, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do(es) hereby CONVEY and WARRANT to:

LUDMILA ZOOB AND LARISA NEKRICH
450 Plum Creek Dr.
Unit 304
Wheeling, IL # 000000



INTEGRITY TITLE
2510 E. DEMPSTER STREET
SUITE 110
DES PLAINES, IL 60016

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

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NON-HOMESTEAD PROPERTY.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

Permanent Real Estate Index Number: 03-12-300-063-1150

Property Address: 475 PLUM CREEK DRIVE, #512; WHEELING, IL

Sylvia Koenig (SEAL)
SYLVIA KOENIG

97149684

Dated this 26th day of February, 1997.

This instrument was prepared by: Richard M. Toth, 8837 Major, Morton Grove, Illinois 60053.

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29/20

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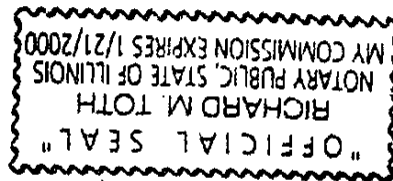
STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, Notary in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SYLVIA KOENIG, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he/they signed, sealed and delivered this instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

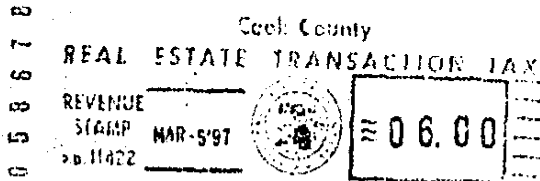
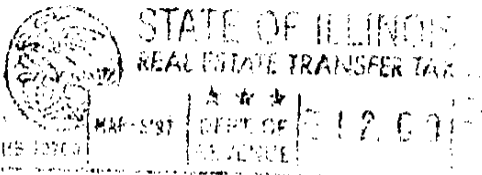
Given under my hand and official seal, this 26th day of February, 1997.

Commission expires _____, 19____.


Notary Public



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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT G-30 IN THE PLUM CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN HENRY GRANDT AND OTHERS SUBDIVISION OF THAT PART OF THE SOUTH 1420.62 FEET OF SECTION 12, WEST OF THE CENTER OF MILWAUKEE AVENUE AND A PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, ON JANUARY 29, 1923 AS DOCUMENT 172867, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3033165, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS FILED AS DOCUMENT LR 3033164 AND CREATED BY DEED FROM NORTH WEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 14, 1972 AND KNOWN AS TRUST NUMBER 1535 TO JOHN E. ROBERTS AND FILED AS DOCUMENT 3044347 AND RECORDED AS DOCUMENT 24614718, IN COOK COUNTY, ILLINOIS.

PIN: 03-12-300-063-1150

ADDRESS: 475 Plum Creek, #G-30, Wheeling, IL

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record; building lines and easements if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

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Property of Cook County Clerk's Office

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