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WARRANTY DEED ILLINOIS STATUTORY JOINT TENANTS

97-1301

97279532

DEPT-01 RECORDING \$25
T40001 TRAN 8946 04/23/97 11:15:0
43016 # RC # -97-27953
COOK COUNTY RECORDER

Property of Cook County's Office

THE GRANTOR(S) Joe Arthur Frazer, Jr., a single person of the Village of Glenview, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANTY(S) to Adam Blernat and Diane Delimnt GRANTEE'S ADDRESS: 5484 W. Higgins, #2A, Chicago, Illinois 60630

2550
B

of the county of Cook, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Declaration of Condominium; provisions of the Condominium Property Act of Illinois; General Taxes for 1996 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; the mortgage or trust deed; acts done or suffered by or through the Purchaser.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

04-35-206-052-1005 (as to parcel #1)

Permanent Real Estate Index Number(s): 04-35-206-052-1039 (as to parcel #2)

Address(es) of Real Estate: 1719 Grove, Unit #5, Glenview, Illinois 60025

DATED this 14th day of April, 1997.

Joe Arthur Frazer, Jr.
Joe Arthur Frazer, Jr.

COOK COUNTY
REAL ESTATE TRANSFER TAX
APR 23 1997
\$93.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
APR 23 1997
\$93.00
RB.10780

BROKERS TITLE

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PROPERTY

Property of Cook County Clerk's Office

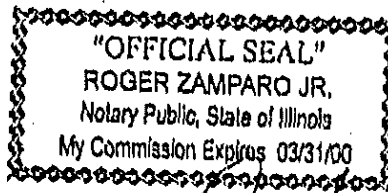
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joe Arthur Frazer, Jr., a single person

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 14th day of August 19 97



(Notary Public)

Prepared By: Zamparo and Goldstein, P.C.
899 Skokie Blvd., Suite 300
Northbrook, IL 60062
By: Roger Zamparo, Jr.

Mall To:

Paul A. Kolpak
Kolpak and Lerner
6767 North Milwaukee Ave., #208
Niles, Illinois 60714

Name & Address of Taxpayer:

Adam Biernat and Diane Delimat
1719 Grove, Unit #5
Glenview, Illinois 60025



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EXHIBIT "A"

Legal Description

UNIT 5 AND UNIT "G" - 11 - IN CHURCHVIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN BOUCHER'S CONSOLIDATION, SAID CONSOLIDATION BEING A RESUBDIVISION OF PART OF BLOCK 3 IN HUTCHINGS ADDITION TO OAK GLEN AND ALSO LOTS 1 TO 4 TOGETHER WITH VACATED PRAIRIE COURT IN BOUCHER GARDEN COURTS ALL OF SAID LAND BEING IN THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THE WEST 1.4 FEET OF THAT PART OF SAID LOT 2 IN BOUCHER'S CONSOLIDATION FALLING IN BLOCK 3 IN HUTCHINGS ADDITION TO OAK GLEN AFORESAID) EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26149992 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N. 04-35-206-052-1005 (as to parcel #1)

04-35-206-052-1039 (as to parcel #2)

c/k/a 1719 Grove, Unit #5, Glenview, IL 60025

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