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WARRANTY DEED

THIS INDENTURE WITNESSETH that ST. JOHNS APARTMENTS PARTNERSHIP, an Illinois limited partnership ("Grantor"), CONVEYS and WARRANTS to Hauck Properties (Land), Ltd., an Ohio Limited Liability Company (27.27%) and Sutker L.L.C., an Illinois Limited Liability Company (32.73%) and Bruce A Kaplan (14.04%) and SMS Associates, L.L.C., an Illinois Limited Liability Company (5.95%) and Lake Club Associates, L.L.C., an Illinois Limited Liability Company (22%), as Tenants in Common, ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Cook County, Illinois:

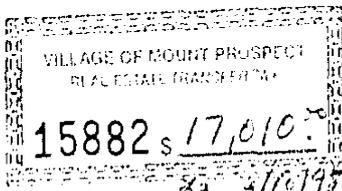
98522717

DEPT-01 RECORDING \$25.00
 T#0009 TRAN 2937 06/19/98 09:19:00
 4473 CG *-98-522717
 COOK COUNTY RECORDER

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

Address: 1500 S. BUSSE HIGHWAY, MT. PROSPECT, IL 600056
 Property Index No.: 08-15-400-024

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 9 day of June, 1998.



St. Johns Apartments Partnership,
 an Illinois Limited Partnership,

By: [Signature]
 Phillip J. Schiller
 One Of Its General Partners

By: [Signature]
 Leonard Schiller
 One Of Its General Partners

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BOX 333-CTI

7722177 101 C.R. 1886

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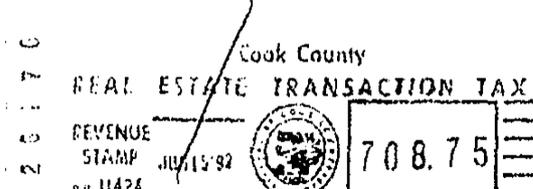
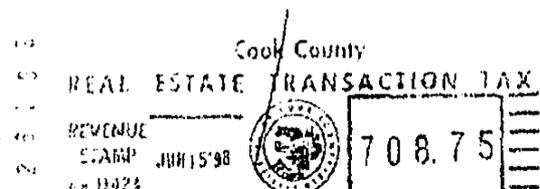
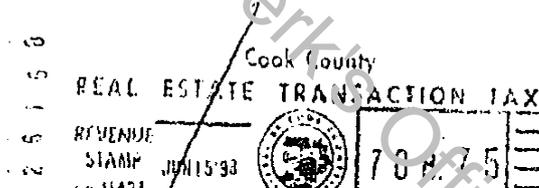
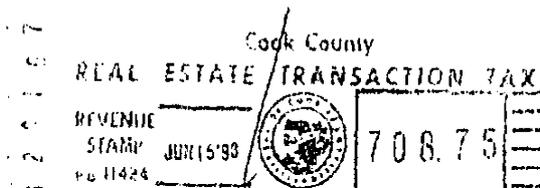
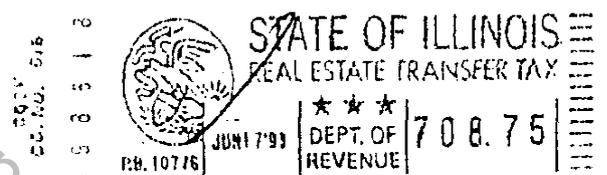
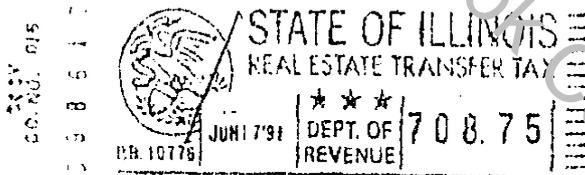
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THE EAST 582 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF OF THAT PART OF LOT 2, IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 15 AND THE NORTH EAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS DECEMBER 17, 1919 AS DOCUMENT NUMBER 6026216, LYING SOUTH OF THE NORTH 759.54 FEET THEREOF, AS MEASURED ON THE EAST AND WEST LINES OF SAID LOT 2 AND LYING NORTHERLY OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 15, 335.56 FEET NORTH OF THE SOUTH WEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 TO A POINT ON THE EAST LINE OF SAID LOT 2, 539.80 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15 (AS MEASURED ALONG THE EAST LINE OF SAID LOT 2), IN COOK COUNTY, ILLINOIS.



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