

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)

MAIL TO:

AVATAR SYSTEMS LTD  
% Anthony C. Maier  
806 W. Washington  
Chicago IL 60607

NAME & ADDRESS OF TAXPAYER:

Avatar Systems Ltd.  
(An ILLINOIS CORP)  
806 W. Washington  
Chicago IL 60607

98782713

DEPT-01 RECORDING \$23.00  
T40007 TRAN 3755 09/03/98 10:58:00  
#0621 RC #-98-789713  
COOK COUNTY RECORDER

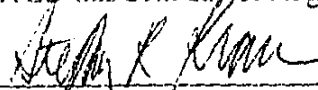
7756228 V662

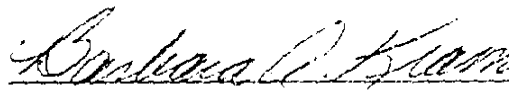
THE GRANTORS, STEPHEN R. KRAMER AND BARBARA A. KRAMER, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Avatar Systems, Ltd., an Illinois Corp., a corporation created and existing under and by virtue of the State of Illinois, having its principal office at the following address 806 W. Washington, County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: PARCEL 1: UNIT NUMBER 5E AND G4, INCLUSIVE, IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.26 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10, 90.00 FEET; THENCE EAST PARALLELED TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST 19.40; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR SUBJECT TO: all covenants, conditions, restrictions, and easements of record; general real estate taxes not yet due or payable.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 17-17-228-020-1033 and 17-17-228-020-1050, PROPERTY ADDRESS: 812 W. VanBuren. #5E, Chicago IL 60607

DATED this 20th day of August, 1998.

  
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Stephen R. Kramer (SEAL)

  
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Barbara A. Kramer (SEAL)

