

## WARRANTY DEED

THE GRANTOR, Kilkerrin Properties, L.L.C.,

created & existing under & by virtue of the laws of the State of Illinois and duly authorized to conduct business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) & other other good & valuable consideration, receipt of which is hereby acknowledged, and pursuant to authority given by the Members to the Manager

of the Limited Liability Co., CONVEYS AND WARRANTS to: Christine L. Seaver, a single person, of 4816 W. Hermitage, #1B Chicago, IL 60640, the following described Real Estate situated in County of Cook, State of Illinois, to wit:

Parcel 1: Unit 1322-3 in the Albion Classic Condominium as delineated on a survey of the following described real estate: Lot 12 in Block 6 in the North Shore Boulevard Subdivision, a Subdivision of the Southwest 1/4 (except the South 20 acres thereof) of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 97965487, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel #2: The exclusive right to the use of P-8, a Limited Common Element as delineated on the survey attached to the Declaration aforesaid, recorded as Document #97965487

Unit 1322-3 Tenant has waived right of first refusal to 1322-3.

Grantor also hereby grants to the Grantee, her 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.

Subject to: all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; general taxes not yet due and payable, public utility easements; easements, covenants and restrictions and building lines of record as set forth in the Declaration; applicable zoning and building laws or ordinances; provisions of Condominium Property Act of IL.\*\*

Property Address: 1322-3 W. Albion, Chicago, IL 60626

PIN #11-32-312-011

DATED this 5th day of March, 1998.

Attest:

*Charlotte Zipp*  
Registered Agent

Kilkerrin Properties, L.L.C.

By *Barbara W. Cullen*  
Barbara W. Cullen, Manager

\*\*provided that none shall inhibit Buyer's use of the Property as a Condominium Residence.

BOX 333-CTI

DEPT-01 RECORDING \$23.00  
T#0009 TRAN 1598 03/10/98 12:25:00  
#4232 + CG \*-98-188875  
COOK COUNTY RECORDER

98188875

98188875

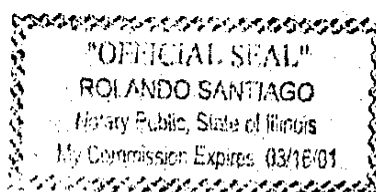
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State of Illinois)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Barbara W. Cullen, personally known to me to be the Manager of Kilkerrin Properties, L.L.C. and Charlotte Ziporyn, personally known to me to be the Registered Agent of said Limited Liability Company, and 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 severally acknowledged that as such Manager and Agent, they signed and delivered said instrument, pursuant to authority given by the Members of the Limited Liability Company, as their free and voluntary acts, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes set forth therein.

Given under my hand and seal this 5th day of March, 1998.

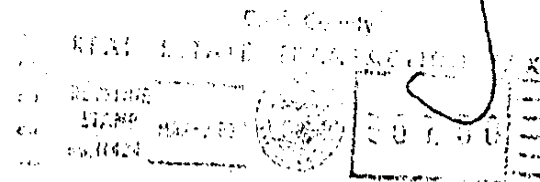
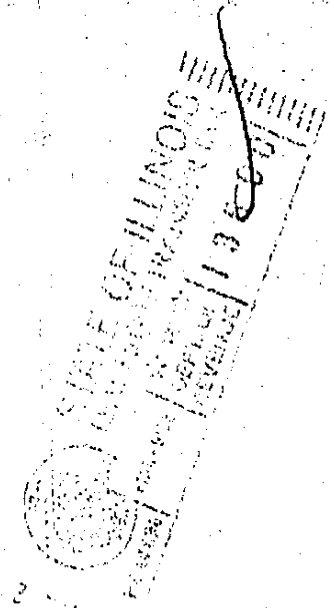
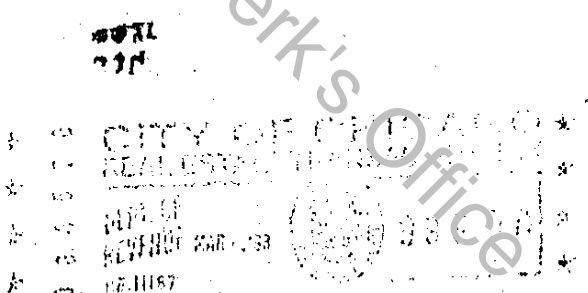
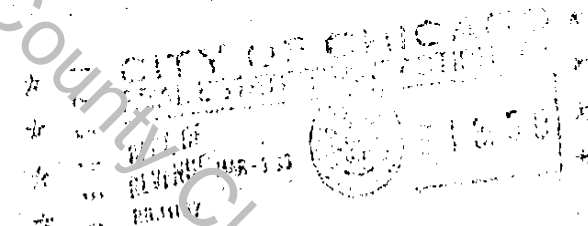
**NOTARY PUBLIC**



This instrument was prepared by: Charlotte Ziporyn, 1324 W. Albion, 1E,  
Chicago, Il. 60626 73-743-3785

MAIL TO: John De Angelis, Esq.  
4645 N. Rockwell,  
Chicago, Il. 60625

SEND SUBSEQUENT TAX BILLS TO:  
Christine L. Seaver  
1322-3 W. Albion  
Chicago, Il. 60626



98188875