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GEORGE E. COLE®
LEGAL FORMS

No. 808
November 1994

98262282

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR ROBERT M. WALSH, an unmarried man

of the _____ of _____ County of Cook
State of Illinois for and in consideration of
Ten & 00/100

..... DOLLARS,
and other good and valuable considerations

..... In hand paid,

CONVEY and WARRANT to
Jacqueline Groszok

(Name and Address of Grantee)
the following described Real Estate situated in the County of Cook
..... In the State of Illinois, to wit:

See Attached Exhibit "A",

CF-12-1487

1/11/98

1st AMERICAN TITLE order

Above Space for Recorder's Use Only

DEPT-01 RECORDING 431.50
TR0009 TRAN 1911 04/02/98 15:40:08
63487 + RC *-98-262282
COOK COUNTY RECORDER

COOK COUNTY RECORDER

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

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;

_____ and to General Taxes for 1998 and subsequent years.

Permanent Real Estate Index Number(s): 14-30-400-075-1028 and 14-30-400-075-1123

Address(es) of Real Estate: 2614 North Clybourn Avenue, Unit 213 and Parking Space #62

Dated this 30th day of March, 1998

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Robert M. Walsh

Robert M. Walsh

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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GEORGE E. COLE
LEGAL FORMS

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS TAX
DEPT. OF REVENUE



Warranty Deed
Individual to Individual

TO

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

582.50

582.50

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert M. Walsh

personally known to me to be the same person _____ whose name _____ is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ he _____ 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 30th day of March 19 98

Commission expires 2/7 2001 Michelle M. Musto
NOTARY PUBLIC

This instrument was prepared by Christopher M. Novy, 350 North LaSalle Street, Suite 900, Chicago, IL 60610
(Name and Address)

MAIL TO: Thomas B. Deneven
(Name)
518 Aberdeen Road
(Address)
Frankfort, IL 60423
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Jacqueline Grzesiek
(Name)
2614 N. Clyburn #213
(Address)
Chicago, Illinois 60614
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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Exhibit "A"

LEGAL DESCRIPTION:

UNIT 213 AND PU-62 IN THE RIVERBEND LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 376.05 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE A DISTANCE OF 10 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12 INCH WALL TO A FOUR STORY BRICK BUILDING, THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL BEING A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS, FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 83.65 FEET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES 40 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 53.17 FEET; THENCE NORTHEASTERLY, PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE A DISTANCE OF 138.60 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 120 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 100.95 FEET; THENCE NORTHEASTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE,

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PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 376.05 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 38 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12 INCH WALL TO A FOUR-STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL, BEING A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 83.65 FEET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 83 DEGREES 40 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 53.17 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE A DISTANCE OF 138.60 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 120 FEET SOUTHWESTERLY OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 16.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID PARALLEL LINE 84.95 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE A DISTANCE OF 20.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH CLYBOURN AVENUE 84.95 FEET; THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO CLYBOURN AVENUE A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY AND AS SET FORTH IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1946 AND KNOWN AS TRUST NUMBER 33450 TO THE CHICAGO RUBBER BUILDING CORPORATION, A CORPORATION OF ILLINOIS, DATED MAY 2, 1950 AND RECORDED MARCH 17, 1950 AS DOCUMENT 14756573 AND AS SET FORTH IN DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 6, 1946 AND KNOWN AS TRUST NUMBER 33450 TO THE ASBETOS & MAGNESIA MATERIALS CO., A CORPORATION OF ILLINOIS, DATED OCTOBER 31, 1951 AND RECORDED NOVEMBER 1, 1951 AS DOCUMENT 15207254 AS PART OF A COMMON ROADWAY FOR INGRESS AND EGRESS TO AND FROM CLYBOURN AVENUE OVER AND UPON A STRIP OF LAND 6 FEET IN WIDTH, BEING THE SOUTHEASTERLY 6 FEET AND THE SOUTHWESTERLY 6 FEET OF THE PREMISES CONVEYED BY DEED RECORDED MARCH 17, 1950 AS DOCUMENT 14756573, SAID PREMISES BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET FRET WIDE) SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND BEING ALSO 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 59.85 FEET TO AN INTERSECTION WITH THE EXTENSION NORTHEASTERLY OF THE CENTER LINE OF A 17 INCH WALL OF A BRICK BUILDING, THENCE NORTHWESTERLY ALONG THE SAID CENTER LINE OF SAID WALL AND ALONG THE

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SAME EXTENDED, BEING A STRAIGHT LINE FORMING AN ANGLE OF 90 DEGREES 57 MINUTES 0 SECONDS FROM NORTHWESTERLY TO SOUTHWESTERLY WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; A DISTANCE OF 120 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 59.95 FEET; THENCE NORTHEASTERLY PERPENDICULAR OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION, OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND 1186.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE, PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE AND BEING DRAWN THROUGH A POINT ON SAID SOUTHWESTERLY LINE 1515.57 FEET SOUTHEASTERLY OF THE AFORESAID SOUTH LINE OF DIVERSEY PARKWAY, FOR A DISTANCE OF 176.05 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 16 MINUTES, FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE A DISTANCE OF 38 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH THE LAST DESCRIBED COURSE 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12 INCH WALL TO A FOUR STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL, BEING A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS, FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 63.55 FEET TO THE INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF AFORESAID CLYBOURN AVENUE AND THROUGH A POINT 1394.14 FEET SOUTHEASTERLY OF THE AFORESAID SOUTH LINE OF DIVERSEY PARKWAY; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET TO THE INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF AFORESAID CLYBOURN AVENUE AND THROUGH A POINT 1359.83 FEET SOUTHEASTERLY OF THE AFORESAID SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHWESTERLY ALONG SAID PERPENDICULAR LINE A DISTANCE OF 90.70 FEET TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 395.05 FEET SOUTHWESTERLY (AS MEASURED AT RIGHT ANGLES) OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 155.74 FEET; THENCE NORTHEASTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 19.00 FEET, TO THE THEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE (66 FEET WIDE), SAID POINT BEING 1461.06 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF SAID

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SOUTHEAST 1/4 AND 1486.07 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF DIVERSEY PARKWAY; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 29.50 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE, PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE AND BEING DRAWN THROUGH A POINT ON SAID SOUTHWESTERLY LINE 1515.57 FEET SOUTHEASTERLY OF THE SOUTH LINE OF DIVERSEY PARKWAY, FOR A DISTANCE OF 376.05 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 16 MINUTES FROM NORTHEASTERLY TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE A DISTANCE OF 38 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 57.55 FEET TO THE SOUTHWESTERLY FACE OF A 12 INCH WALL TO A FOUR STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY FACE OF SAID WALL, BEING A LINE FORMING AN ANGLE OF 90 DEGREES 09 MINUTES 30 SECONDS, FROM SOUTHWESTERLY TO NORTHWESTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 83.65 FEET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID WALL AND ALONG THE SAME EXTENDED, BEING A LINE FORMING AN ANGLE OF 157 DEGREES 33 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO EAST TO NORTHWESTERLY WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 36.31 FEET; THENCE NORTHEASTERLY ALONG A LINE HEREIN DESIGNATED AS LINE "A" FORMING AN ANGLE OF 83 DEGREES 40 MINUTES 30 SECONDS FROM SOUTHEASTERLY TO NORTHEASTERLY WITH LAST DESCRIBED COURSE, A DISTANCE OF 53.17 FEET TO THE INTERSECTION WITH A LINE PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE AND DRAWN THROUGH A POINT ON SAID SOUTHWESTERLY LINE 1385.12 FEET SOUTHEASTERLY OF THE AFORESAID SOUTH LINE OF DIVERSEY PARKWAY AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHEASTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE FOR A DISTANCE OF 71.87 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 186.73 FEET SOUTHWESTERLY (AS MEASURED AT RIGHT ANGLES) OF SAID SOUTHWESTERLY LINE OF CLYBOURN AVENUE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF CLYBOURN AVENUE, A DISTANCE OF 86.34 FEET, TO THE INTERSECTION WITH THE THEREIN ABOVE DESIGNATED LINE "A"; THENCE SOUTHEASTERLY ALONG SAID LINE "A" 16.53 FEET TO THE THEREIN ABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 8, 1994 AS DOCUMENT 94595243, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

98-11-10

Clerk's Office

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