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WARRANTY DEED

THE GRANTOR, EDMUND KLETZ, a widower and surviving joint tenant, of the City of Chicago, County of Cook, State of Illinois, in consideration of TEN and NO/100 (\$10.00) dollars, and other good and valuable consideration in hand paid, does hereby convey and warrant to EDWIN GERENA and MARIA INFANTINO, neither having been married, each of 6622 North Sacramento Avenue, City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 104, IN 6040 TROY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LCT 14 (EXCEPT THAT PART THEREOF TAKEN FOR LINCOLN AVENUE) WHICH LIES EAST OF THE EAST LINE (PRODUCED SOUTH) OF LOTS 1 TO 13 INCLUSIVE, AND EXCEPTING THEREFRON THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE (PRODUCED SOUTH) OF LOTS 1 TO 13 AFORESAID, 195.51 FEET, MORE OR LESS, SOUTH OF THE SOUTHEAST CORNER OF SAID LOT 13 (SAID POINT OF BEGINNING BEING THE WORTH FACE OF A CONCRETE DECK); THENCE EAST ON SAID NORTHFALY FACE OF A CONCRETE DECK, 4.48 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID CONCRETE DECK; THENCE SOUTH ON THE EAST FACE OF SAID CONCRETE DECK TO THE SOUTHEAST CORNER OF SAID CONCRETE DECK; THENCE WEST ON THE SOUTH PACE OF SAID CONCRETE DECK, 3.83 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE (PRODUCED SOUTH) OF LOTS 1 TO 13 INCLUSIVE, ALL IN KRENN AND DATO'S LINCOLN KEDZIE ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24975261, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED SEPTEMBER 25, 1963 AND RECORDED OCTOBER 1, 1963,

Property of Cook County Clark's Office

AS DOCUMENT 18928286 OVER AND UPON A STRIP OF LAND 20 FEET WIDE ACROSS THAT PART OF LOT 14 (EXCEPT THAT PART THEREOF TAKEN FOR LINCOLN AVENUE), WHICH LIES WEST OF AND ADJOINING THE EAST LINE (PRODUCED SOUTH) OF LOTS 1 THROUGH 13, BOTH INCLUSIVE, IN KRENN AND DATO'S LINCOLN KEDZIE ADDITION TO NORTH EDGEWATER AFORESAID, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

(Commonly known as 6040 North Troy Avenue, Unit 104, Chicago, Illinois 60659)

(Permanent Tax Index No. 13-01-122-036-1004),

hereby releasing and waving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises in tenancy in common and not in joint tenancy.

Dated this 30 th of June, 1995.

EDMUND KLETZ

STATE OF ILLINOIS)
) S:

COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EDMUND KLETZ, a widower, 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 signed, sealed and delivered the said instrument as his free and valuntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 30 day of June, 1995.

NOTARY PUBLIC

After recording, please mail to:
Howard Reich, Esq.
188 West Randolph Street, Suite 1914
Chicago, Illinois 60601

Address of Property:
6040 North Troy Avenue, Unit 104,
Chicago, Illinois 60659

"OFFICIAL SEAL"
CHARLES KRAMER
Notary Public Cook County, Illinois
My Commission Expires August 16, 1995

Property of Coot County Clert's Office

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Send Subsequent Tax Bills To: Edwin Gerena 6622 North Sacramento Avenue Chicago, Illinois 60645

This instrument was prepared by Howard Reich, Esq. 188 West Randolph Street, Suite 1914, Chicago, Illinois 60601.

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