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WARRANTY DEED



GRANTOR(S), SHARKO'S WEST, INC., a Corporation of Illinois, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE(S), EDWARD BOZINOVICH*, of 6152 South Karlov, Chicago, Illinois 60629,** all interest in the following described real estate:

FOR RECORDER'S USE

See Legal on page 2.

SUBJECT TO: (1) Real estate taxes for the year 1998 and subsequent years; (2) Covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances; hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD, the above granted premises unto the GRANTEE(S) forever

Dated: January 6, 1999

Donald Sharko
Donald Sharko,
President of Sharko's West, Inc.

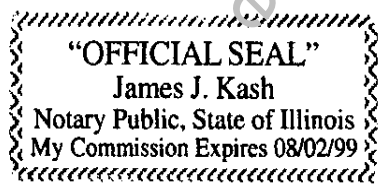
Attested By: Stephen Sharko
Stephen Sharko,
Secretary of Sharko's West, Inc.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned a Notary Public in and for the County and State aforesaid Do hereby Certify that Donald Sharko and Stephen Sharko, of Sharko's West, Inc. Personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6th day of January, 1999.

James J. Kash
NOTARY PUBLIC



Prepared by: James J. Kash, 6545 West Archer Ave., Suite 4, Chicago, Illinois 60638

Return to: Peter Fera, 9661 West 143rd Street, Orland Park, Illinois 60462

* and RICHARD LAURIC
** not as tenants in common, but as JOINT TENANTS,



ATGF, INC

UNOFFICIAL COPY 99122646




UNIT 6309-1A IN HALE PARK EAST CONDOMINIUMS, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1 THROUGH 5 IN BLOCK 16, IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM FOR HALE PARK EAST CONDOMINIUMS MADE BY SHARKO'S WEST INC., AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ILLINOIS, ON JULY 22, 1998, AS DOCUMENT NO. 98637667 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HALE PARK EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE SAID DECLARATION AND SURVEY.

Grantor also hereby grants to the grantee, its 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 and amendments thereto, aforesaid, and grantor reserves to itself, its successor and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration and amendments the same as though the provisions of said Declaration and amendments were recited and stipulated at length herein.

PIN: 19-20-100-018-0000, 19-20-100-019-0000, 19-20-100-020-0000,
19-20-100-021-0000, & 19-20-100-022-0000

Common Address: 6309 West 63rd Street, Unit 1A, Chicago, Illinois 60638

COOK CO. NO. 016 087524	 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX FEB-4'99 DEPT. OF REVENUE 121.00 F.B. 10663	06236	 REAL ESTATE TRANSACTION TAX REVENUE STAMP FEB-4'99 60.50 F.B. 11420
★ 0482	 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX FEB-4'99 DEPT. OF REVENUE 907.50 F.B. 11155	★	★