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Cook County Recorder

25.00

WARRANTY DEED

This document prepared by:

Jonathan L. Mills Sugar, Friedberg & Felsenthal 30 North LaSalle Street **Suite 2600** Chicago, Illinois 60602

7529898

When recorded mail to: 01-0940 JOHN C. GRIFFIN 10001 S. ROBGATS AD Thomas Boyle paros Hus, It wills Madison Avenue Builders, Inc. 26500 S. McKinley Woods Road Channahon, Illinois 60410

Property Address: 6113 and 6123 South Kimbark, Chicago Permanent index numbers: 20-14-408-002 and 20-14-408-004

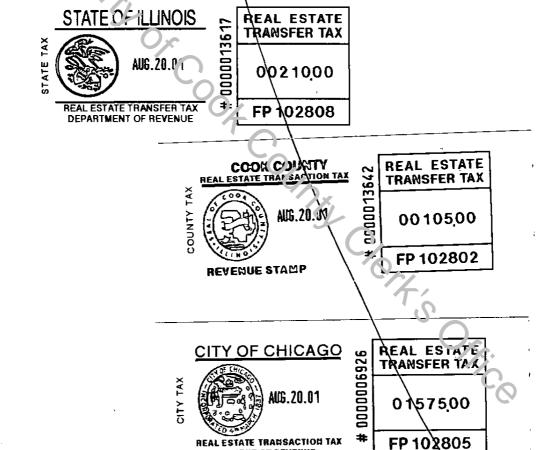
OMNIBUS VENTURES L.L.C., formerly known as Kimbark Place L.L.C., an Illinois limited liability company, 1017 West Washington, Suite C. Chicago, Illinois 60607 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to MADISON AVENUE BUILDERS, INC., an Illinus corporation, 26500 S. McKinley Woods Road, Channahon, Illinois 60410 ("Grantee") the following described real estate in Cook County, Illinois:

Lot 22 in Block 2 in the subdivision of Blocks 1 and 2 of O. R. Keith's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded as Document No. 700834, in Cook County, Illinois

Lot 20 in Block 2 in the subdivision of Blocks 1 and 2 of O. R. Keith's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 38 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded as Document No. 700834, in Cook County, Illinois

BOX 333-CTI

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DEPARTMENT OF REVENUE

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hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Grantor's warranties are subject to: general real estate taxes not due and payable; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements; public roads and highways; party wall rights and agreements.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Dated August 13, 2001.

Omnibus Ventures L.L.C.

By:

Stephen R. Ballis, Markaging Member

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Stephen R. Ballis, the managing member of Omnibus Ventures L.L.C., an Illinois limited liability company, 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, as such managing member, he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 134 day of August, 2001

Notary Public

My commission expires: 7

"OFFICIAL SEAL"
NOTATION REBECCA G. LACY
SELECTOR COMMISSION EXPRES 07/31/04