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Warranty Deed

ILLINOIS



Eugene "Gene" Moore Fee: \$32.00 Cook County Recorder of Deeds Date: 07/03/2003 08:27 AM Pg: 1 of 5

GIT 432/18/(1/2)

Above Space for Recorder's Use Only

THE GRANTOR(s) T. A Investments, Inc., of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN and Co/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Ricky L. Roncher and Latricia Johnson-Rencher, husband and wife, as Tenants by the Entirety, 2227 N. Neva, Chicago, Illinois 60707, th. following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2002and subsequent years; Covenants, conditions and restrictions of record, if any; special taxes or assessments for improvements not yet completed, building lines and building and liquor restrictions of record, zoning and building ordinances, roads and high ways, if any, private, public and utility easements of record, party wall rights and agreements, if any, covenants, conditions and restrictions of record, (none which provide for reverter) nor prohibit present use of property, if any. SEE SUBJECT TO CONTINUED ON PAGE THREE(3)

Permanent Real Estate Index Number(s): 16-18-109-011 and 16-18-109-010 Address(es) of Real Estate: 641 S. Maple, Unit K, Oak Park, Illinois 6)394

The date of this deed of conveyance is June 37, 2003.

(SEAL) By:

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Troyanovsky, President of TTA Investments, Inc. personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
(ImpreLORI/ BeKNEPPER
(MOYAMM MUBLIO): \$7,007E20F HLINOIS
MY COMMISSION EXPIRES:02/21/06

Given under my hand and official seal June 39, 2003.

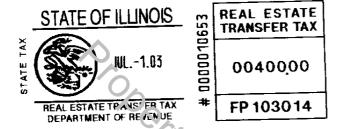
Votary Public

By Ticor Title Insurance Company 1998

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LEGAL DESCRIPTION

For the premises commonly known as 641 S. Maple, Unit K, Oak Park, Illinois 60304

SEE LEGAL ATTACHED AS EXHIBIT "A"

Oak Park

REAL ESTATE TRANSFER TAX

03200,00

FP 102801

This instrument was prepared by: Mitchell B. Ruchim & Associates, P.C. 3000 Dundee Road, #310 Northbrook, Illinois 60062

Send subsequent tax bills to: Ricky L. Rencher 641 S. Maple, Unit K Oak Park, Illinois 60304

Recorder-mail recorded document to: Newman & Boyer, Ltd. Arnold Newman 900 Maple Road Homewood, Illinois 60430

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EXHIBIT "A"

PARCEL 1: THAT PART OF A TRACT OF LAND 66 FEET WIDE LYING BETWEEN THE WEST LINE OF MAPLE AVENUE AND THE EAST LINE OF HARLEM AVENUE AND BLOCKS 5 AND 12 IN J. WILSON'S ADDITION TO OAK PARK IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1886 IN BOOK 24 OF PLATS, PAGE 30 AS DOCUMENT 773322 AND BEING A PORTION OF THE LAND FORMERLY INCLUDED IN ADAMS STREET AND LOT 1 IN BLOCK 12 IN W.J. WILSON'S ADDITION TO OAK PARK IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1886 IN BOOK 24 OF PLATS, PAGE 30, AS DOCUMENT NO. 773322 IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING F. O M SOUTH-EAST CORNER OF THE TRACT OF MAPLE SOUARE TOWNHOMES; THENCE 112.00 FEET NORTHERLY ALONG THE EAST BORDER OF THE TRACT; THENCE 84.00 FEET WESTERLY ALONG ALINE PARALLEL TO THE NORTH BORDER OF THE TRACT TO THE POINT OF BEGINNING; THENCE 23.07 FEET WESTERLY ALONG A LINE PARALLEL TO THE NORTH BORDER OF THE TRACT, THENCE 43.50 FEET EASTERLY A LING A LINE PARALLEL TO THE BORDER OF THE TRACT; THENCE 43.50 FEET NORTHERLY A LING A LINE PARALLEL TO THE NORTH BORDER OF THE TRACT, THENCE 43.50 FEET NORTHERLY TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0021109137 AND AS CREATED BY DEED DATED * 6-3703 AND A BECORDED - AS DOCUMENT NO. - MADE BY TA INVESTMENT, TO * A FOR L'IGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

* THIS

** Ricky L. RENCHER and Latericia Johnson-Rencher

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Subject to: Declaration of Easement and Covenants by grantor dated the October 2, 2002, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 0021109137, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and nem

Cook County Clarks Office agreements in said document set forth as covenants running with the land.