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PREPARED BY:

Scott H. Reynolds, Esq. Levenfeld Pearlstein 2 North LaSalle Street 13th Floor Chicago, Illinois 60602



0435733277 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 12/22/2004 02:12 PM Pg: 1 of 3

WHEN RECORDED

RETURN TO: RICHARD INDYKE

ZZIN, LASKUEST SUITE 1200 CHICAGO, IL

WARRANTY DEED

THE GRANTOR, Jim L Johnston as trustee of The Ridge Avenue Irrevocable Trust whose address is 4747 N. 1st Avenue, Tucson, Arizona, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to 37TH PLACE HOMES ILC, an Illinois Corporation, whose address is 259 w. 31ST Street, Chicago, IL 60616, the following de cribed Real Estate situated in the County of Cook in the State of Illinois, to wit:

> FOR LEGAL PYSCRIPTION SEE EXHIBIT "A" ATTACHED HERET AND MADE A PART HEREOF

Property Address:

3738-3740 S. Halsted \$\mathre{\pmathred}\text{\mathred} \text{\mathred} \text{ -lort's Office

Chicago, Illinois

P.I.N.

17-32-416-018 17-32-416-019

17-32-416-020 17-32-416-021

THIS PROPERTY IS NOT SUBJECT TO HOMESTEAD RIGHTS

SUBJECT TO:

SEE EXHIBIT "A"

AS DF

Dated: December 10, 2004

of The Ridge Avenue Irrevocable Trust

Box 400-CTCC

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STATE OF ARIZONA)	
•)	SS.
COUNTY OF Pina)	

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jim L. Johnston, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that (a) he signed and (1e) wered the said instrument as his tree and voluntary act, for the uses and purposes therein set with and in his capacity of truster of the Rule Anno truscally trust Given under my hand and official seal, this <u>6</u> day of December, 2004.

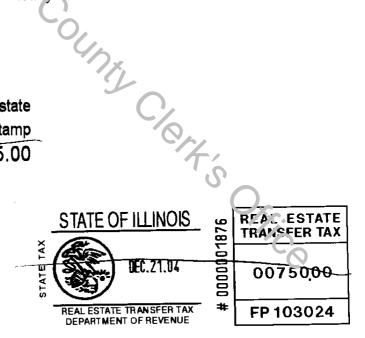
Wichelle a
Notary Public

City of Chicago Dept. of Revenue

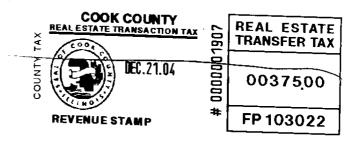
362549

Real Estate Transfer Stamp \$5,625.00

12/15/2004 13:51 Batch 03112 104



Send Future Tax Bills To: 31th PLACE HOMES II 259 W. 31 ST CHICAGO, IL bub16 707656 1



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Legal Description

LOTS 1,2,3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 13 IN GAGE AND OTHERS SUBDIVISION OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-32-416-018; 17-32-416-019; 17-32-416-020; 17-32-416-021

COMMONLY KNOWN AS:

807-809 West 37th Place, Chicago, IL 60609

3738-40 South Halsted, Chicago, IL 60609

Subject to: General Real Estate taxes for 2004 and subsequent years, including taxes which may accrue by reason of new or additional improvements; covenants, conditions and restrictions of record; easements of record and roads and highways; unrecorded leases and tenancies; terms, provisions and conditions as contained in the order entered February 26, 2004 in Case No. 02M1-405084; Proceedings pen (ing in Case No. 04M1-402765 and lis pendens recorded relative thereto.