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WARRANTY DEED

~~Joint Tenancy~~

THE GRANTORS Richland/Seville Townhomes, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEY AND WARRANT TO JAMES E. MCMAHON of Chicago

96657881

~~not in Tenancy in Common, but in JOINT TENANCY~~; the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

DEPT-01 RECORDING 125.00
120012 IRAN 1890 08/30/96 12:51:00
34108 4 06 96-96-667881
COOK COUNTY RECORDER

Please See Attached Legal.

7609692
050233
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 30 '96
PB.11167
645.00
050294

230
110
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE AUG 30 '96
PB.11167
645.00

SUBJECT TO: a) Covenants, conditions, and restriction of record; b) private, public and utility easements and roads and highways, if any; c) party wall rights and agreements, if any; d) special taxes or assessments for improvements not yet completed; e) any unconfirmed special tax or assessment; f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; g) general taxes for the year 1995 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1995 and to closing.

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

Dated this August 27, 1996

RICHLAND/SEVILLE TOWNHOMES, L.L.C.

BOX 333-CTI

BY: Francis Yip
FRANCIS YIP, ITS AUTHORIZED AGENT

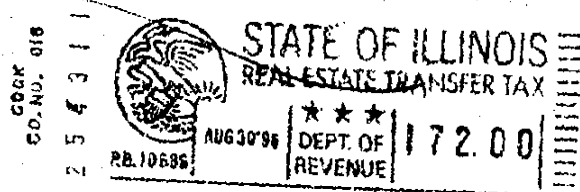
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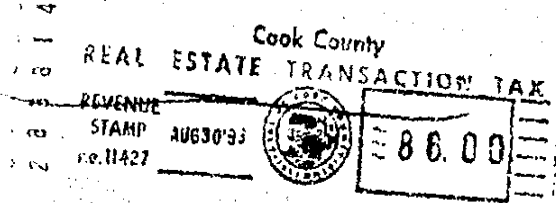
Property of Cook County Clerk's Office

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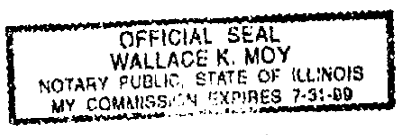
Warranty Deed
Richland/Seville to McMahon
Page 2 of 2



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Francis Yip, authorized agent of Richland/Seville, L.L.C., that he personally known to me to be the same person whose name 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 voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th DAY OF AUGUST 1996



[Signature]

Notary Public

This instrument was prepared by: Wallace K. Moy, 53 West Jackson Blvd., #1564, Chicago, IL 60604

Sent subsequent tax bills to: James McMahon, 5320 North Kenmore, Unit B
Chicago, Illinois 60640

Return document to: *SCOTT Z. BERMAN*
ATTORNEY
7816 N. KEELE
SKOKIE, IL 60076

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LEGAL

DWELLING PARCEL 5320 B

THAT PART OF LOTS 7, 8, AND 9 TAKEN TOGETHER AS A SINGLE TRACT OF LAND IN BLOCK 8 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST 18.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 45.97 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID TRACT 16.47 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 45.97 FEET; THENCE EAST 16.47 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR SEVILLE TOWNHOMES RECORDED AUGUST 4, 1995 AS ~~96667881~~ 5516229, AND CREATED BY DEED RECORDED AS DOCUMENT ~~96667881~~ _____, OVER AND ACROSS THE LAND DESCRIBED IN SAID DECLARATION.

96667881

Commonly Known As 5320 North Kenmore, Unit B, Chicago

PIN: 14-08-208-040

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