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WARRANTY DEED

General Partnership (Joint Venture) to Individual

96-0615

THE GRANTOR, Renaissance/Thrush Joint Venture, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100ths (\$10.00) Dollars, in hand paid, Conveys and Warrants to Abdul A. Brimah, of 1525 East Park Shore East, Chicago, Illinois 60637,

96913158

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF THE NORTH 50 FEET OF BLOCK 3 IN BUSBY'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE NORTH LINE THEREOF THROUGH A POINT 124.26 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 3 AND LYING EAST OF A LINE DRAWN PERPENDICULAR TO THE NORTH LINE THEREOF THROUGH A POINT 107.62 FEET EAST OF THE NORTHEAST CORNER OF SAID BLOCK 3, IN COOK COUNTY, ILLINOIS.

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 EASEMENTS RECORDED AS DOCUMENT #96-507136 AND IF ANY PART OF THE IMPROVEMENTS ON THE PROPERTY ENCROACH ON AN ADJOINING UNIT, AN EASEMENT IS ALSO GRANTED TO MAINTAIN THE ENCROACHMENT FOR SO LONG AS THE IMPROVEMENT EXISTS AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN, AND GRANTOR ALSO RESERVES AN EASEMENT FOR THE BENEFIT OF AN ADJOINING UNIT TO MAINTAIN ANY ENCROACHMENT OF AN IMPROVEMENT ONTO THE PREMISES FOR AS LONG AS THE IMPROVEMENT EXISTS.

SUBJECT TO: General Real Estate Taxes for the year 1996 and subsequent years; use and occupancy restrictions and building lines of record; applicable zoning and building laws and ordinances; easements, party walls, party wall rights and agreements; and acts done or suffered by Grantee or anyone claiming by, through, or under Grantee.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

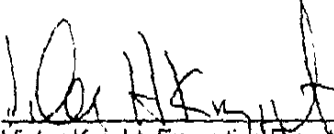
Permanent Real Estate Index Number: 20-14-310-001

Address of Real Estate: 1015 East 61st Street; Chicago, Illinois 60637

Dated this 27th day of November, 1996

Renaissance/Thrush Joint Venture


George H. Thrush, President
Thrush Woodlawn, Inc.


Victor Knight, Executive Director
Renaissance Development Corporation

Clerk's Office
75 50
36913158

DEPT-01 RECORDING 140014 TRAN 9899 12/03/96 10:47:00
COOK COUNTY RECORDER 85984
96-0615-96-0615

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Property of Cook County Clerk's Office

68121036

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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 George H. Thru and Victor Knight, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 November, 1996.

Commission expires December 17, 1997 Joseph R. Brehm
Notary Public

This instrument was prepared by:

Joseph R. Brehm
Closing Manager
357 West Chicago Avenue
Chicago, IL 60610

NOTARIAL SEAL
JOSEPH R. BREHM
Notary Public, State of Illinois
My Commission Expires Dec. 17, 1997

Mail to:

Abdul A. Brimah
1525 East Park Shore East
Chicago, IL 60637

Send Subsequent Tax Bills To:

Abdul A. Brimah
1525 East Park Shore East
Chicago, IL 60637



Property of Cook County Clerk's Office

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE NOV 1996
517.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE NOV 1996
68.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE NOV 1996
517.50

36923159

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