

WARRANTY DEED

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This document prepared by:

When recorded mail to:

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

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30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602

Property Address: 3532-34 South Prairie, Chicago
Permanent index numbers: 17-34-309-058
17-34-309-059

THE OMNIBUS FINANCIAL GROUP L.L.C., an Illinois limited liability company, 556 West Adams, Chicago, Illinois ("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 KIMBARK PLACE L.L.C., an Illinois limited liability company, 556 West Adams, Chicago, Illinois ("Grantee") the following described real estate in Cook County, Illinois:

Lots 40 and 41 in Robertson and Fitch's Subdivision of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

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; covenants, conditions, and restrictions of record; easements of record; unrecorded easements; mortgages and trust deeds of record; acts by or through Grantee.

BOX 333-CTI

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Dated April 9, 1998.

The Omnibus Financial Group L.L.C.

By: [Signature]
Stephen R. Ballis, member

By: [Signature]
John F. Valinote, member

Exempt under the provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act and under the provisions of Paragraph E, Section 3-33-260, Chicago Real Property Transfer Tax Ordinance.

By: [Signature] Date: April 9, 1998

I certify that I am familiar with Chapter 13-10 of the Municipal Code (Building Registration Ordinance) and that the above described real estate is not improved with a building for which registration is required by that Ordinance.

[Signature]

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 and John F. Valinote, the members of The Omnibus Financial Group L.L.C., an Illinois limited liability company, 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, as such members, they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of April, 1998.

[Signature]
Notary Public
My commission expires: 3/12/07



STATEMENT BY GRANTOR AND GRANTEE

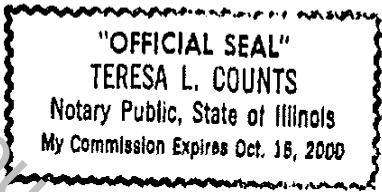
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 4/9/98

Janice

Subscribed and sworn to before me, this 9th day of April, 1998 by agent

Teresa L. Counts
Notary Public



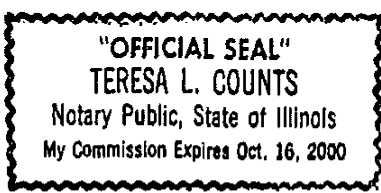
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 4/9/98

Janice

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Teresa L. Counts
Notary Public



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