

WARRANTY DEED

ILLINOIS

STATUTORY

(Corporation to Individual)

98-6173-BCT

COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE

THE GRANTOR, IRVING AND SONS, INCORPORATED, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to LONNIE A. IRVING, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

(a) Zoning, restrictions, prohibitions and requirements imposed by governmental authority, (b) Restrictions and matters appearing on the plat or common to the subdivision, (c) Public utility easements of record, provided said easements are located on the side or rear lines of the property, (d) taxes for year of closing, assumed mortgages, and purchase money mortgages, if any.

Permanent Real Estate Index Number(s): 20-29-209-047-0000
Address(es) of Real Estate: 7256 South Aberdeen, Chicago, Illinois 60621

Dated this 5th day of May, 1998.

James Irving
James. Irving - President
Irving and Sons, Incorporated an
Illinois Corporation

Lovett B. Irving
Lovett Irving - Secretary
Irving and Sons, Incorporated an
Illinois Corporation

3-P
49-9



PREPARED BY:
IRVING AND SONS, INCORPORATED
7256 S. ABERDEEN
CHGO 60621

MAIL TO:
LONNIE A. IRVING
7256 South Aberdeen
Chicago, IL 60621



072323
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY 20 '98
P.D. 11422
\$ 20.50

5
4
3
2
1
0
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 20 '98
DEPT OF REVENUE
\$ 1.00
P.H. 10760

Brokers Title Insurance Co.
2215 York Road, Suite 418
Oak Brook, IL 60521

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 23 IN BLOCK 4 IN E.M. CONDIT'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-29-209-047-0000

Property Address: 7256 SOUTH ABERDEEN, CHICAGO, ILLINOIS 60621

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated: 5-5, 1998

Signature IRVING and SONS, Inc. James Irving Ross

JAMES IRVING
SUBSCRIBED AND SWORN
to before me this 5th day
of May, 1998

[Signature]
Notary Public

DONE AT [Signature] REQUEST

The Grantee or his agent affirms and verifies that the name of the grantee 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.

Dated: 5-5, 1998

Signature [Signature]

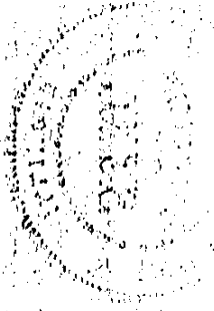
SUBSCRIBED AND SWORN
to before me this 5th day
of May, 1998

[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement as to the identity of a Grantee, shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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