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7751/0020 45 001 Page 1 of 2 1998-05-29 09:51:11 Cook County Recorder 23,50

SPECIAL WARRANTY DEED

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THIS AGREEMENT made this 3rd day of April 1998, between RICHARD H. BALIN, D/B/A G & R INVESTMENTS, of the City of Chicago, County of Cook, State of Illinois, party of the first part, and John D. Johnson, 6426 S. Peoria, Chicago, IL 60621, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Lot 38 in Block 4 in Putnam's Subdivision of all the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 38 North, Range 14, East of the Third Principal Meridian (except the South 23 acres thereof), in Cook County, Illinois.

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

PERMANENT INDEX NUMBER: 20-09-316-015-0000 COMMON STREET ADDRESS: 5339 S. Halsted, Chicago, Idinois

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1997 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1998.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

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INTEGRITY TITLE # 26430 2510 E. DEMPSTER STREET SUITE 110 DES PLAINES, IL 60016

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

In Witness Whereof, said Grantor has caused his name to be signed to these presents this 3rd day of April, 1998.

April, 1998.		
TO BELL ON THE RESERVE OF THE RESERV	OF CHICAGO & TETS UNION TO A 282.50 *	RICHARD H. BALIN D/B/A G & R INVESTMENTS
State of Illinois)) ss	
County of Cook) %	
DO HEREBY CERT whose name is subscracknowledged that he	TFY that RICHARD H. BAL ribed to the foregoing instrur e signed, sealed and delivered	Dic in and for said County, in the State aforesaid, III, personally known to me to be the same person ment, appeared before me this day in person, and the said instrument as his free and voluntary act, g the release and waiver of the right of homestead.
Given under my hand	l and seal, this 3rd day of Apr	il, 1998.
My Commission Expi	ires <u>7/29/95</u>	Mattie de arman NOTARY FUBLIC

This instrument was prepared by Gilbert Balin, 100 N. LaSalle, Suite 1141, Chicago, II. 59602

Mail To: Sh Donna 53395 Holsted Chiman III 60609

John D. Johnson 5339 S. Halsted Chao, IL bobog

Send subsequent

MATTIE SPEARM

