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JOINT VENTURE DEED

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9987/0203 03 001 Page 1 of 3
1998-07-29 14:38:55
Cook County Recorder 47.00

THE GRANTOR, THE SOUTH SHORE WEST JOINT VENTURE, a joint venture between Steven Lome and Lakeshore Development and Construction Company, an Illinois corporation, for the consideration of TEN & NO HUNDREDTHS DOLLARS, & OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, and by virtue of the execution of this deed by Steven Lome, REMISES, RELEASES, ALIENATES AND CONVEYS unto Timothy Watson and Cheryl West, ~~husband and wife~~ of 11934 S. Yale Avenue in Chicago, Illinois, not as tenants in common but as joint tenants, the following described real estate in the County of Cook and State of Illinois to-wit:

See attached legal description

Subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) use and occupancy restrictions of record; (c) applicable zoning and building laws and ordinances; and (d) easements, party walls, party wall rights agreements, if any; and (e) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, and other matters of record.

Property Address: 1416 E. 72nd Street, Chicago, Illinois 60649

Permanent Real Estate Index No: 20-26-210-017 and 20-26-502-007

To have and to hold the said premises with the appurtenances, and for uses and purposes herein set forth forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

DATED: July 22, 1998

This instrument was prepared by: Lawrence S. Bloom, 35 E Wacker Dr., Suite 1750, Chicago, IL 60601

BOX 333-CT1

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SN

7742439 D2 A8M
1075

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IN WITNESS WHEREOF, said Grantor has caused this deed to be executed by the individual joint venture partner and by the corporate joint venture partner through its _____ President on the day and year first above written.

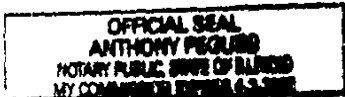
Lakeshore Development and Construction Company

Steven Lome
Steven Lome

By: [Signature]
President

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Steven Lome, individually, and D. Lyneir Richardson, personally know to me to be the President and the Secretary of the aforesaid corporation, both 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 severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority give by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of July, 1998.



[Signature]
NOTARY PUBLIC

MAIL TO:

ROBERT L. CANEL
Name
55 W. WACKER DR. #950
Address
CHICAGO, IL 60601
City, State, and Zip

SEND SUBSEQUENT TAX BILLS TO:

TIMOTHY WATSON
Name
1416 E. 72ND ST.
Address
CHICAGO, IL 60619
City, State, and Zip

* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE *
* PB 11187 *
JUL 23 1998
998.00

STATE OF ILLINOIS
DEPT. OF REVENUE
PROPERTY TAX
138.00
JUL 23 1998

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STREET ADDRESS: 1416 E. 72ND STREET
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 20-26-206-017-0000 and 20-26-502-007

LEGAL DESCRIPTION:

LOTS 26 AND 27 AND THAT PART OF THE FORMER RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD, LYING SOUTH OF THE NORTH LINE OF SAID LOT 27, AND LYING NORTH OF THE NORTH LINE OF EAST 72ND STREET EXTENDED WESTERLY, TAKEN AS A TRACT, (EXCEPTING FROM SAID TRACT THE EAST 217.5 FEET THEREOF) OF BLOCK 7, OF THE SUBDIVISION OF JOHN G. SHORTALL, TRUSTEE, OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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| * 00 | CITY OF CHICAGO | * |
| * 01 | REAL ESTATE TRANSACTION | * |
| * 02 | REVENUE | * |
| * 03 | REVENUE JUL 29 1999 | * |
| * 04 | 75.11187 | * |



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|----|-----------------------------|--|
| 00 | Cook County | |
| 01 | REAL ESTATE TRANSACTION TAX | |
| 02 | REVENUE | |
| 03 | REVENUE JUL 29 1999 | |
| 04 | 69.50 | |



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