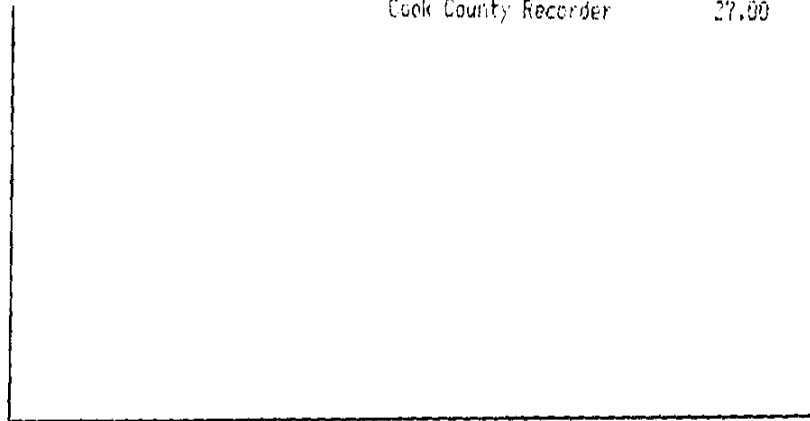


WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

CTIC Fa 7742800 10/22/98



4

THE GRANTOR, DAN MELK DEVELOPMENT/MCL FULLERTON ALTGELD L.P., an Illinois Limited Partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

THOMAS J. MCGUINNESS
of 2555 N. CLARK, #1202, CHICAGO, IL 60614

A SINGLE PERSON, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-29-321-030, 14-29-321-033,
14-29-321-035

Address of Real Estate: 1351 W. ALTGELD, #1J, Chicago, IL 60614

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Tamara M. Laber, Vice President of MCL Companies of Chicago, Inc., General Partner of DAN MELK DEVELOPMENT/MCL FULLERTON ALTGELD L.P., this 19TH day of June, 1998.

DAN MELK DEVELOPMENT/MCL FULLERTON ALTGELD L.P.,
an Illinois Limited Partnership

By: MCL Companies of Chicago, Inc.,
an Illinois Corporation, its General Partner

By: Tamara M. Laber
Tamara M. Laber, Vice President

247-78 7742800 10K 2

STATE OF ILLINOIS
RECORDS & CLERK
CHICAGO, ILLINOIS
300.00

Cook County
REAL ESTATE TRANSACTION TAX
180.00
AUG 1998

UNOFFICIAL COPY

★ 11630
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE AUG 18 '98 ★
★ PB 11187 ★

702.00

★ 11630
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE AUG 18 '98 ★
★ PB 11187 ★

998.00

★ 11630
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE AUG 18 '98 ★
★ PB 11187 ★

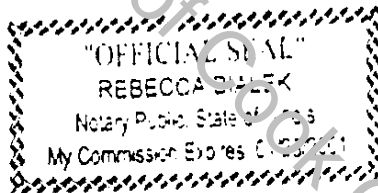
998.00

Property of Cook County Clerk's Office

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 Tamrar M. Laber personally known to me to be the Vice-President of MCL Companies of Chicago, Inc., General Partner of DAN MELK DEVELOPMENT/MCL FULLERTON ALTGELD L.P., an Illinois Limited Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as her 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, on June 19, 1998.

IMPRESS
NOTARIAL SEAL
HERE



Rebecca Bialek
Notary Public

11/23/2001
My Commission Expires

This instrument was prepared by Stacey L. Thomas, 1337 W. Fullerton, Chicago, Illinois 60614.

Mail to: STEVE FOSTER
557 S. WILSON ST.
CHICAGO, IL 60607

Send subsequent Tax Bill To:
1351 West Altgeld Street 1J
Chicago, IL 60614

BOX 333-CTI

UNOFFICIAL COPY

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LEGAL DESCRIPTION

PARCEL 1: UNIT 1351/1J THAT PART OF LOT 9 IN COUNTY CLERK'S DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 132.10 FEET OF LOT 9; THENCE SOUTH 89 DEGREES 39' 51" EAST ALONG THE SOUTH LINE 18.78 FEET; THENCE NORTH 00 DEGREES 00' 40" EAST PARALLEL WITH THE EAST LINE OF SAID LOT FOR A DISTANCE OF 301.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59'20" EAST 2.50 FEET; THENCE NORTH 00 DEGREES 00'40" EAST 10.71 FEET; THENCE NORTH 89 DEGREES 59'20" WEST 38.00 FEET; THENCE SOUTH 00 DEGREES 00'40" WEST 18.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR ALTGELD CLUB HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 98410713.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 98410714.

PARCEL 4: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM FULLERTON AVENUE OVER AND ACROSS A PORTION OF THE EAST 32 FEET OF LOT 8 IN COUNTY CLERK'S DIVISION AFORESAID AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 98428496.

SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON; DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR TOWNHOUSES OF ALTGELD CLUB HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") AS AMENDED FROM TIME TO TIME (THE "DECLARATION"); EASEMENT FOR INGRESS/EGRESS FROM ALTGELD CLUB HOMEOWNERS ASSOCIATION; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE;

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