WARRANTY DEED JOINT TENANCY

Statutory (ILLINOIS)
(Corporation to Individual)

98735890

THE GRANTOR, S.W. SQUARE DEVELOPMENT CORP., 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 Ten and 00/100 Dollars (\$10.00), and

other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Frank Mylander and Heidi Garity, 40 East 9th Street, #706, Chicago, Illinois 60605, the following described Real Estate situated in the County of Cook and State of Pinnois to wit: IN JOINT TEN ANCLY WAT 45

TENANTS IN COMMON.

7741733

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Permanent Real Estate Index Number: 13-23-315-001-0500 (Affects Real Estate and other property)

Address of Real Estate: 3443 North Lawndale, Chicago, illinois 69618

SEE SUBJECT TO LANGUAGE ATTACHED HEXETO AND MADE A PART HEREOF AS EXHIBIT "B"

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, each has caused its name to be signed to these presents by its President, this 30th day of June, 1998.

IMPRESS CORPORATE SEAL HERE S.W. SQUARE DEVELOPMENT CORP., an Illinois corporation

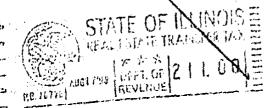
BY:

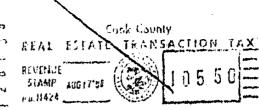
David J. Dubin, President

DEPT-01 RECORDING \$27.00 T\$0009 TRAN 3583 08/20/98 08:42:00 \$5458 \$ JW \*~98~735890

COOK COUNTY RECORDER

98735890









98735890

State of Illinois ) SS.
County of Cook )
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. Dubin is personally known to me to be the President of S.W. SQUARE DEVELOPMENT CORP., an Illinois corporation, 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 severally acknowledged that as such President, he signed and delivered the said instrument and cause the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.
IMPRESS CORPORATE SEAL HERE
Given under my hand and official set.l, this 30th day of June, 1998.
Commission expires O9 27 2000 MM MOTARY PUBLIC  "OFFICIAL SEAL"  Devona L. Gilmore  Notary Public, State of Illinois  My Commission Exp. 69/27/2000  This instrument was prepared by Masuda, Funai, Eifert & Mitchell, Ltd., One East Wacker Drive,
Suite 3200, Chicago, Illinois 60601.
MAIL TO: SEND SUBSEQUENT TAX BILLS TO:
Michiele a Jan Heide Barety & Frank
218n Julyson St 3w 3443 n Landal Jande
Chicago: 11 601061 Chy le 600013
OR RECORDER'S OFFICE BOX NO
BON 333-CTI 898

Property of Cook County Clerk's Office

#### **EXHIBIT A**

#### LEGAL DESCRIPTION

PARCEL 1: (PARCEL 46)

THE NORTH 19.29 FEET OF THE SOUTH 119.08 FEET OF THE WEST 52,50 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 1 TO 11 AND LOTS 38 TO 48, BOTH INCLUSIVE, AND VACATED NORTH - SOUTH ALLEY ADJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J.R. WICKERSHAM'S SUBDIVISION OF BLOCKS 5 TO 6 OF K.K. JONES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS TRACT IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. WENCESLAUS SQUARE TOWNTOMES, RECORDED AS DOCUMENT 98404070.

Common Address:

3443 North Lawndale

Chicago, Illinois 60618

P.I.N.:

13-23-315-001-0000 (affects Property and other land)

... other land)

Property of Cook County Clerk's Office

#### EXHIBIT B

#### Subject only to:

- general real estate taxes not yet due and payable at the time of closing; (i)
- special taxes or assessments for improvements not yet completed and other (ii) assessments or installments thereof not due and payable;
- applicable zoning and building laws and building lines restrictions, and ordinances; (iii)
- all rights, easements, restrictions, conditions and reservations of record and contained (iv) in the Declaration:
- ensements, restrictions, conditions, building set-back lines and reservations of record; (v)
- the Declaration, the By-Laws and all other townhouse documents and all (vi) amendments and et hibits thereto;
- easements, encroachmente and other matters affecting title to the Property, the (vii) Common Area or the Premises;
- acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (viii)
- streets and highways, if any; (ix)
- utility easements, whether recorded or unrecorded; and (x)
- 3 to in 987.35890 liens and such other matters as to which the Title Insure, commits to insure Buyer (iz)against loss or damage.

Property of Cook County Clerk's Office