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WARRANTY

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DEED

DEPT-01 RECORDING \$27.00
 T#0009 TRAN 0966 01/08/98 10:12:00
 #7259 ÷ CG *-98-020079
 COOK COUNTY RECORDER

MAIL TO:
 Sara E. Sumner, Esq.
 2020 North Leavitt
 Chicago, Illinois 60647-4454

NAME & ADDRESS OF TAXPAYER:
 Dean Adams and Bradley Adams
 2042 North Winchester
 Chicago, Illinois 60614

This space reserved for Recorder's use only.

89 RES 2692



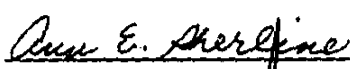

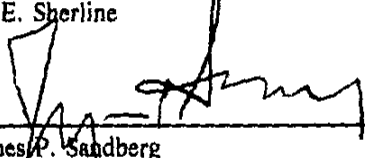

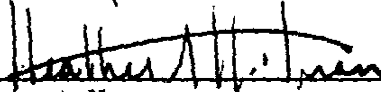
THE GRANTORS, Richard F. Klawiter and Ann E. Sherline, his wife, Jacques P. Sandberg and Heather A. Hootman, his wife, Paul W. Shadle and Monica S. Drane, his wife, and Adam L. Zletz, all of the City of Chicago, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the Grantees, Dean Adams and Bradley Adams, as joint tenants with the right of survivorship, all interest in the following described real estate, situated in the County of Cook in the State of Illinois, to wit:

See Exhibits A & B attached hereto and hereby made a part hereof.

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

PERMANENT INDEX NUMBER: 14-31-213-023-0000
 PROPERTY ADDRESS: 2042 North Winchester, Chicago, Illinois 60614

Dated this 5th day of January, 1998

 Richard F. Klawiter	(Seal)	 Paul W. Shadle	(Seal)
 Ann E. Sherline	(Seal)	 Monica S. Drane	(Seal)
 Jacques P. Sandberg	(Seal)	 Adam L. Zletz	(Seal)
 Heather A. Hootman	(Seal)		

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JUANA A ALVAREZ, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard F. Klawiter, Ann E. Sherline, Adam L. Zletz, Jacques P. Sandberg, Paul W. Shadle, Heather A. Hootman and Monica S. Drane, 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 acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 5th day of January A.D., 1998.

Juana A. Alvarez

Notary Public



My Commission Expires:
1/24/98

Cook County - Illinois Transfer Stamp

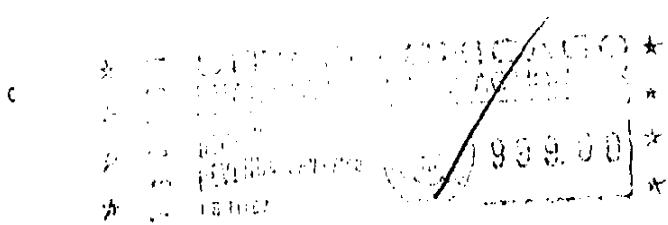
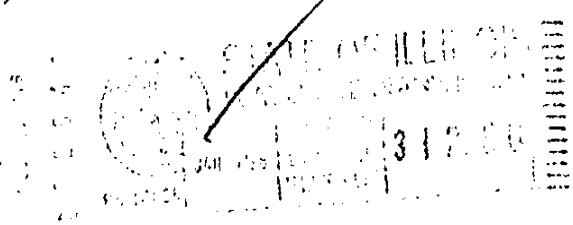
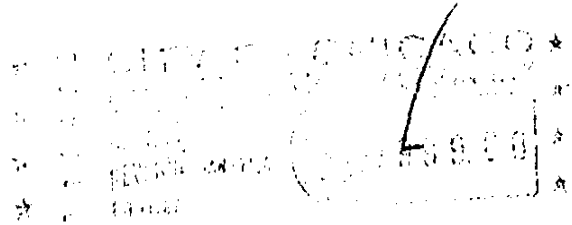
NAME AND ADDRESS OF PREPARER:

Richard F. Klawiter, Esq.
Rudnick & Wolfe
203 North LaSalle Street
Chicago, Illinois 60601

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).



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EXHIBIT A

LOT 58 IN BLOCK 40 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-31-213-023-0000

Commonly known as: 2042 North Winchester, Chicago, Illinois 60614

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EXHIBIT B

1. COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD WHICH DO NOT INTERFERE WITH THE USE OF THE PROPERTY AS A 4-UNIT RESIDENTIAL BUILDING.
2. GENERAL REAL ESTATE TAXES FOR THE YEAR 1998 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

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