98134745 Page 1 of

5869/0291 26 001 1998-02-19 11:18:30 Cook County Recorder 25.50

### WARRANTY DEED

**CORPORATION GRANTOR** 2012839 MICLARUL Total Grantor, KINGDOM The HOMES, INC., an Illinois 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 No/100 Dollars (\$10.00) and other good and valuable consideration in pand paid, pursuant the authority given by the Board said Directors of of corporation.

CONVEYS and WARRANTS to MARK A. JOHNSTON AND LISA M. JOHNSTON, 405 N. Wabash, #3213, Chicago, IL 60521, not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of Cook and State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in JOINT TENANCY forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 17th day of February, 1998.

Permanent Real Estate Index Number:

CITY OF CHICACOS

14-20-406-029

Commonly Known As:

112

ALAL SECURE TRADESCRICTION

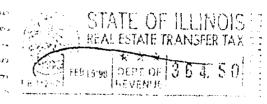
3540 N. RETA, UNIT 3, CHICAGO, IL 60657

KINCDOM HOMES, INC., an Illinois corporation

By:

ANNA COAKLEY, President

SEAL SSTATE TRANSACTION TAX
SEVENITE
STARTP FEB 19'98



-2,

3

Property of Cook County Clark's Office

## UNOFFICIAL COPSY34745 Page 2 of

This Instrument Prepared By:

HAL A. LIPSHUTZ

1120 W. BELMONT AVE. CHICAGO, IL 60657-3313

Send subsequent tax bills to:

MARK A. JOHNSTON

3540 N. RETA, UNIT 3 CHICAGO, IL 60657

MAIL TO:

JEFFREY SANCHEZ

55 W. MONROE, #3950

CHICAGO, IL 60603



STATE OF ILLINOIS

SS:

COUNTY OF COOK

I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that ANNA COAKLEY, President of KINGDOM HOMES, **INC.**, an Illinois corporation, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, Lin \$ 17th day of February, 1998.

750/1/Ca

My commission expires:

Aroberty of Cook County Clerk's Office

### LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 3 IN THE 3540 N. RETA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT EIGHT (8) IN BENTON'S ADDISON STREET ADDITION IN THE EAST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97946777, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESALD RECORDED AS DOCUMENT 97946777.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE SENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

This Deed is further subject to: (a) general real estate tax is not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NO NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN:

14-20-406-029

Commonly Known As:

3540 N. RETA, UNIT 3, CHICAGO, IL 60657

Property of County Clark's Office