200948) MTC LOVA 1063
This instrument was prepared by:

John E. Lovestrand 79 West Monroe Street Suite 826 Chicago, Illinois 60603

### WARRANTY DEED

The Grantor, THE FORUM GROUP, L.L.C., a Michigan Limited Liability Company, a limited liability company create (and existing under and by virtue of the laws of the State of Michigan and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO

JOSEPH CUMMINGS and LARA CUMMINGS, husband and wife, not as joint tenants or as tenants in common, but as TENANTS BY THE ENTIRETY

the following described Real Estate cituated in the County of Cook and State of Illinois, to wit:

For the LEGAL DESCRIPTION and SUBJECT TO PROVISION see attached Rider which is expressly incorporated herein and made a part hereof.

Permanent Real Estate Index Number: 17-08-429-001-0000
Address of Real Estate: 1653 WEST CORTEZ, CHICAGO, ILLINOIS 60622
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its
Manager this 27 th day of March , 1998.
COURT POPULA CIPOVIDA VA C
THE FORUM GROUP, L L.C.
a Michigan Limited Liability Company
BY: Y Daniel G. Thorslein
DANIEL P. THORSBERG, Manger
STATE OF MICHIGAN )
) SS COUNTY OF BERRIEN )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL P. THORSBERG personally known to me to be the Manager of THE FORUM GROUP, L.L.C., a Michigan Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared effore me this day in person and acknowledged that as such manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GVEN under my hand and official seal, this 27 day of Nanch 1908.

NOTARY PUBLICATION commission expires December 11, 1999.

MAIL TO: JEFFREY E. ROCHMAN, 55 West Monroe, Suite 3950, Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO: JOSEPH CUMMINGS, 1653 West Cortez, Chicago, IL 60622

2

Property of Cook County Clerk's Office

#### PARCEL 1:

The East 17.60 feet of the West 96.00 feet of the North 42.00 feet of Lots 20 and 21, taken as a Tract, in Block 10, in Resubdivision of Blocks 10, 13, 14, 15 and 16 of Subdivision in Johnston's Subdivision of the East ½ of the Southeast ¼ of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

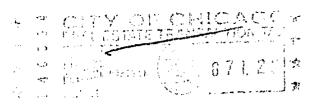
### PARCEL 2

Easement for ingress and egress over the Common Areas as contained in the Declaration of Party Wall rights, Easements, Covenants, Conditions and Restrictions recorded January 30, 1997 as Document 97067012.

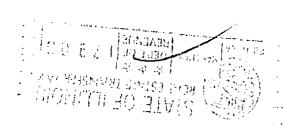
SUBJECT TO: (1) general real estage taxes not due and payable at the time of closing; (2) the Declaration of Party Wall Rights, Easements, Covenants, Conditions and Restrictions recorded January 30, 1997 as Document 97067012 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoung and building laws and ordinances; (4) acts done or suffered by Purchaser or anyong claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

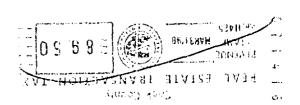
ADDRESS: 1653 WEST CORTEZ, CHICAGO, ILLINOIS 60622

P. I. N. 17-06-419-001









Property or Coot County Clerk's Office