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1998-03-31 13:17:35

Cook County Recorder 23.50

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 created 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 situated in the County of Cook and State of Illinois, to wit:

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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: 17-06-429-001-0000

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 27th day of March, 1998.

THE FORUM GROUP, L.L.C.
a Michigan Limited Liability Company

BY: Daniel P. Thorsberg
DANIEL P. THORSBERG, Manager

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 before 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.

GIVEN under my hand and official seal, this 27th day of March, 1998.

Shirley J. Jallett
NOTARY PUBLIC, my commission expires December 11, 1999.



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

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

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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 1/2 of the Southeast 1/4 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 estate 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 zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone 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 60624
P. I. N. 17-06-419-001

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
87123

CITY OF CHICAGO
COLLECTOR'S OFFICE
87123

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
87123

REAL ESTATE TRANSFER TAX
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