

# UNOFFICIAL COPY

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AMERICAN LEGAL FORMS, CHICAGO, IL (312) 373-1922

## WARRANTY DEED Statutory (ILLINOIS) (General)

98362388

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### THE GRANTOR (NAME AND ADDRESS)

John A. Beckett and S.  
Leslie Kleiman, his wife,  
of 1 East Wacker Suite 1910

DEPT-01 RECORDING \$25.00  
T#0009 TRAN 2282 05/04/98 09:23:00  
#5031 + RC \*-98-362388  
COOK COUNTY RECORDER

98036238  
7-28-531C  
182 P

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ City of \_\_\_\_\_ Chicago \_\_\_\_\_ County  
of \_\_\_\_\_ Cook \_\_\_\_\_ State of \_\_\_\_\_ Illinois  
for and in consideration of 1000 and no/100 DOLLARS, and other good and valuable consideration  
in hand paid, CONVEY s and WARRANT s to

Nathaniel Robert McClarin, a bachelor, of 541 E. 60th St. Unit 541-3  
Chicago, IL. 60637

(NAMES AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of \_\_\_\_\_ Cook \_\_\_\_\_ in the State of Illinois, to wit:  
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois. SUBJECT TO General taxes for 1997 and subsequent years and

Subject to: continued on back

Permanent Index Number (PIN): 20-15-404-003-0000

Address(es) of Real Estate: 541-545 E. 60th St. Unit 541-3 Chicago, IL. 60637

DATED this 20th day of April 19 98

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

(SEAL) \_\_\_\_\_ (SEAL)

John A. Beckett

(SEAL) \_\_\_\_\_ (SEAL)

S. Leslie Kleiman

State of Illinois, County of \_\_\_\_\_ Cook \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that  
John A. Beckett and S. Leslie Kleiman



personally known to me to be the same person s whose name s are  
subscribed to the foregoing instrument, appeared before me this day in person,  
and acknowledged that t hey 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 20th day of April 19 98

Commission expires 4/9/02 XOX

James E. Kostro  
NOTARY PUBLIC

This instrument was prepared by James E. Kostro and Assoc. 4928 S. Cicero Chicago, IL. 60638-2116

(NAME AND ADDRESS)

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## Legal Description

of premises commonly known as 541-545 E. 60th Street Unit 541-3  
Chicago, Il. 60637

UNIT 541-3 IN EAST 60TH STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 1 AND 2 IN THE SUBDIVISION OF THE WEST 1/2 OF LOT 12 IN MAHER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98147038, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY 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."

THE PURCHASER OF UNIT 541-3 WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

THIS REAL ESTATE IS NOT HOMESTEAD PROPERTY.

Subject To: (continued) (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

SEND SUBSEQUENT RECORDS TO

Nathanier Robert McClarin

541-545 E. 60th St. Unit 541-3

Chicago, Il. 60637

MAIL TO:

Nathanier Robert McClarin  
(Name)

541-545 E 60th St. Unit 541-3  
(Address)

CHGO. IL. 60637  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**BOX 333-CTI**

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0-0001-00-44-00000

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR 30 '38 DEPT. OF REVENUE  
PB. 151751 72.50

Cook County  
REAL ESTATE TRANSFER TAX  
APR 30 '38 DEPT. OF REVENUE  
PB. 151751 30.25

\* 2 CITY OF CHICAGO \*  
\* 2 REAL ESTATE TRANSACTION TAX \*  
\* 3 DEPT. OF REVENUE \*  
\* 6 APR 30 '38 \*  
\* 1 PB. 11133 \*  
543.75

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