Form No. 10R \* © Jan. 1995 AMERICAN LEGAL FORMS, CHICAGO, IL (332) 372-1922 WARRANTY DEED Statutory (ILLINOIS) (General) 98362388 CAUTION Consult a lawyer before using or acting under this form. Neither the publisher not the seller of this form makes any warranty with respect thereto including any warranty of inerchantability or fitness for a particular purpose THE GRANTOR (NAME AND ADDRESS) John A. Beckett and S. DEPT-01 RECORDING \$25.00 Leslie Kleiman, his wife, of 1 East Wacker T#0009 TRAN 2282 05/04/98 09:23:00 COOK COUNTY RECORDER (The Above Space For Recorder's Use Only) Chicago State of \_Illinois for and in consideration of 147 and no/100-- DOLLARS, and other good and valuable consideration in hand paid, CONVEY s and WARRANT s to Nathanial Robert McClarin, a bachelor, of 541 E. 60th St. Unit 541-3 Chicago, Il. 60637 (NAMES AND ADDRESS OF GRANTEES) the following described Real Estate situated in the County of \_\_\_ \_\_ 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 541-7 Chicago, Il. 60637 DATED this ... PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) S. Leslie Kleiman ..... ss. I, the undersigned, a Notary Public in and for State of Illinois, County of Cook 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 Commission expires 4/9/02 \_\_\_\_XiX\_\_\_\_ This instrument was prepared by James E. Kostro and Assoc. 4928 S. Cicero Chicago, II. 60638-2116 SEE REVERSE SIDE > PAGE 1

98362388

### Tegal Bescription

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of premises	commonly	known	88

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

WMICH 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, PERESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH 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 building laws and ordinances, use 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 the limitations and conditions imposed by Illinois Condominium Property Act and condominguander applicable.

NAMALIE ROBERT Me Charlie MAIL TO: (541-546 & 6072 ST. 60687

Nathaniel Robert McClarin

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

(Address) Chicago, Ii. 60637

SEND SUBSEQUE

(City, State and Zip)

OR

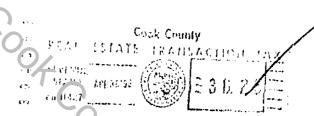
RECORDER'S OFFICE BOX NO. .

BOX 333-CTI

PAGE 2

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CITY OF CHICAGO *
REAL ESTATE PRINSACTION TAX
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Property of County Clerk's Office