

WARRANTY DEED

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Statutory (Illinois) 51554068I
(Corporation to Individual) pm
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9006/0060 16 001 Page 1 of 5
1999-01-13 11:39:39
Cook County Recorder 29.50

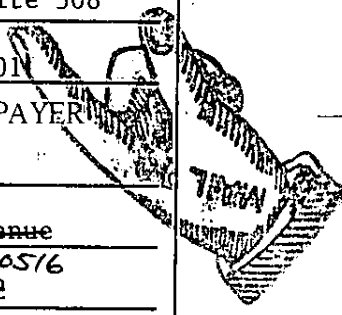
MAIL TO: Andrew D. Werth
1007 Church Street, Suite 308



99039412

Evanston, Illinois 60201
NAME & ADDRESS OF TAXPAYER

Daniel Eberhardt
809 Lakeside Drive
3307 South Lawndale Avenue
Downers Grove, Illinois 60516
Chicago, Illinois 60632



RECORDER'S STAMP

THE GRANTOR 3307 South Lawndale Bldg. Corp.

a 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 00/100 DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation,

CONVEYS AND WARRANTS to Daniel Eberhardt

3307 South Lawndale Avenue, Chicago, Illinois 60632
Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description detailed on Exhibit A attached hereto and by this reference made a part hereof.

Subject only to those items which are detailed on Exhibit B attached hereto and by this reference made a part hereof.

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.
Permanent Real Estate Index Number(s): 16-35-122-028

Property Address: 3307 South Lawndale Avenue, Chicago, Illinois 60632

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, this 31st day of December, 19 98.

Name of Corporation 3307 South Lawndale Bldg. Corp.

IMPRESS CORPORATE SEAL HERE

By [Signature] (SEAL)
Vice President

ATTEST: [Signature] (SEAL)
Secretary

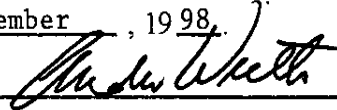
NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF ILLINOIS
County of

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Larry H. Cohen personally known to me to be the Vice President of the _____ Corporation, and Larry H. Cohen personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, pursuant to the authority given by the Board of _____ of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31st day of December, 1998.



Notary Public

My commission expires on 2-3 2001



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE

NAME AND ADDRESS OF PREPARER :

TRANSFER ACT

Mark J. Unterberger
30 North LaSalle Street, Suite 2040
Chicago, Illinois 60632

DATE :

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

FROM

TO

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY

(708) 249-4041

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EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET EAST OF THE WEST LINE AND 150 FEET SOUTH OF THE NORTH LINE OF THE SAID WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, (SAID LINE BEING ALSO THE SOUTHERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY), A DISTANCE OF 39.3 FEET TO A POINT OF CURVE IN SAID RIGHT OF WAY; THENCE SOUTHEASTERLY ON A CURVE TANGENT TO THE LAST DESCRIBED LINE AND CONVEX TO THE NORTHEAST WITH A RADIUS OF 573.7 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SAID WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE SOUTH ON THE LAST DESCRIBED LINE 477.71 FEET TO A LINE PARALLEL TO AND 690.31 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE WEST ON THE LAST DESCRIBED LINE 300.32 FEET TO A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHEAST QUARTER, THE SAID LINE BEING ALSO THE EAST LINE OF LAWNDALE AVENUE; THENCE NORTH, 540.31 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SAID EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WITH A LINE PARALLEL TO AND 690.31 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35 AFORESAID; THENCE EAST ON THE LAST DESCRIBED LINE 292.36 FEET; THENCE SOUTHEAST ON A STRAIGHT LINE 77.55 FEET TO A POINT IN A LINE PARALLEL TO AND 20 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35 AFORESAID, SAID POINT BEING 565.11 FEET NORTH, OF THE SOUTH LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 41.61 FEET TO A POINT OF CURVE IN THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY ON A CURVE TANGENT TO THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS NORTHERN RAILWAY AND CONVEX TO THE NORTHEAST WITH A RADIUS OF 573.7 FEET TO A POINT IN THE WEST LINE OF THE EAST HALF OF THE THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, AFORESAID; THENCE SOUTH ON THE LAST DESCRIBED LINE 477.71 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART LYING EASTERLY OF A LINE 75 FEET WESTERLY OF MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35) AND

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

720806

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CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX
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Legal Description Continued

(EXCEPT FROM AFORESAID PARCELS 1 AND 2 TAKEN AS A TRACT:

THAT PART OF THE NORTH 690.31 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERESECTION OF THE EAST LINE OF THE WEST 33 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WITH THE SOUTH LINE OF THE NORTH, 690.31 FEET AFORESAID; THENCE NORTH ALONG SAID EAST LINE 151.70

FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 4.95 FEET; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A DISTANCE OF 282.76 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 24 MINUTES 02 SECONDS TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 108.66 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 65 DEGREES 16 MINUTES 03 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 91.53 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 595 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST OF SAID SOUTH LINE OF THE NORTH 505 FEET FOR A DISTANCE OF 20.48 FEET; THENCE SOUTHEASTERLY FOR A DISTANCE OF 94.63 FEET TO A POINT IN THE WEST LINE OF THE EAST 75 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING 80 FEET NORTH OF THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID (AS MEASURED IN SAID WEST LINE OF THE EAST 75 FEET); THENCE SOUTH IN SAID WEST LINE OF THE EAST 75 FEET FOR A DISTANCE OF 80 FEET TO THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID; THENCE WEST ON SAID SOUTH LINE OF THE NORTH 690.31 FEET FOR A DISTANCE OF 558.82 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

JAN 99

CITY OF CHICAGO



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CITY OF CHICAGO

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REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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CITY OF CHICAGO

JAN '99



999.00

REAL ESTATE TRANSACTION TAX
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REAL ESTATE TRANSACTION TAX
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JAN '99



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REAL ESTATE TRANSACTION TAX
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EXHIBIT B

TITLE EXCEPTIONS

1. General real estate taxes for the year 1998, and subsequent years.
2. Mortgage dated July 16, 1998, and recorded August 19, 1998, as Document Number 98-731508, made by 3307 South Lawndale Bldg. Corp., an Illinois corporation, to South Central Bank and Trust Company, to secure an indebtedness of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00).
3. Assignment of Rents made by 3307 South Lawndale Bldg. Corp., an Illinois corporation, to South Central Bank and Trust Company.
4. Security Interest of South Central Bank and Trust Company, under a financing statement executed by 3307 South Lawndale Bldg. Corp., an Illinois corporation, and filed as Document Number 98-712444.
5. Existing leasehold interests, if any.
6. Existing unrecorded easements, if any.
7. Rights of the public, the municipality and the State of Illinois in and to that part of the land taken and used for roads and highways, if any.
8. Rights of way for railroad switch and spur tracks, if any.

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