

WARRANTY DEED
Statutory (ILLINOIS) (General)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

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



(The Above Space For Recorder's Use Only)

of the _____ City of _____ Chicago _____ County
of _____ Cook _____, State of Illinois
for and in consideration of _____ and no/100-- DOLLARS, and other good and valuable consideration
in hand paid, CONVEY^S and WARRANT^S to
Shunte Thomas, _____ married, of 3540 S. Prairie Chicago, Il. 60653

(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 1998 and subsequent years and
Subject to continued on back.

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

Address(es) of Real Estate: 541-545 E. 60th Street, Unit # 541-1, Chicago, Il.
60637

DATED this 21st day of January 1999

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

(SEAL) _____ (SEAL)

John A. Beckett

(SEAL) _____ (SEAL)

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 subscribed to
the foregoing instrument, appeared before me this day in person, and acknowledged
that t h e y 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 21st day of January 1999

Commission expires 4/9/02 Xy _____
NOTARY PUBLIC

This instrument was prepared by James E. Kostro & Assoc. 4828 S. Cicero Chicago, Il. 60638-2116
(NAME AND ADDRESS)

Legal Description

of premises commonly known as 541-545 E. 60th Street Unit # 541-1
Chicago, Il. 60637

UNIT 541-1 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.

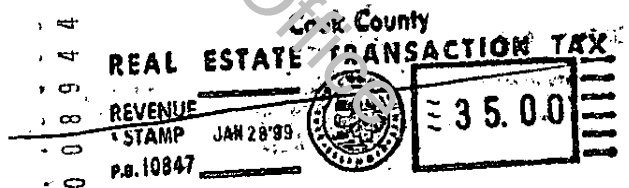
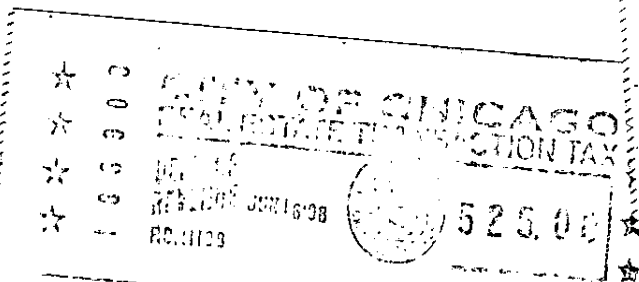
WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98147038 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN."

THE TENANT OF THIS UNIT WAIVED THE OPTION TO PURCHASE THIS UNIT.

SUBJECT TO: (continued)

Covenants, conditions, and restrictions of record; public and utility covenants; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments.



MAIL TO: Atty. Pepe Colon (Name)
70 W. Madison Suite 3700 (Address)
Chicago, Il. (City, State and Zip)
OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO: JAMES ANTONIO (Name)
541-545 E. 60th St. # 541-1 (Address)

