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Form No. 10R
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

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1999-03-17 15:27:36
Cook County Recorder 23.50



John A. Beckett *S. Leslie Kleiman*
WARRANTY DEED
Statutory (ILLINOIS) (General)
CAUTION: Consult a lawyer before using or acting under this form. *AC*
the publisher nor the seller of this form makes any warranty with respect thereto, *ASTU*
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 E. 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 ten and no/100- DOLLARS, and other good and valuable consideration in hand paid, CONVEY s and WARRANT s to Ernestine Jones, an unmarried person, of 1457 W. 78th St. Chicago, Il.

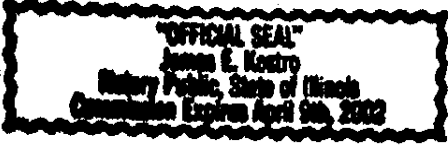
(NAMES AND ADDRESS OF GRANTEEES)
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT 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# 545-3 Chicago, Il. 60637

DATED this 30th day of November 19 98

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
_____(SEAL) John A. Beckett _____(SEAL)
_____(SEAL) S. Leslie Kleiman _____(SEAL)

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 persons whose names are subscribed to the foregoing instrument, appeared before me, this day in person, and acknowledged that they 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.

Given under my hand and official seal, this 30th day of November 19 98

Commission expires 4/9/02 X James E. Kostro NOTARY PUBLIC

This instrument was prepared by James E. Kostro & 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 # 545-3... Chicago, Il. 60637

UNIT 545-3 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 TENANT OF THIS UNIT WAIVED HIS OPTION TO PURCHASE THIS UNIT.

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1998 and subsequent years.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE MAR 17 99 70.00

COOK COUNTY REAL ESTATE TRANSACTION TAX 35.00

SEND SUBSEQUENT TAX BILLS TO Ernestine Jones 541-545 E. 60th St. #545-3 Chicago, Il. 60637

MAIL TO: ERNESTINE JONES 541-545 E. 60th St. Unit 545-3 Chicago IL 60637

OR RECORDER'S OFFICE BOX NO.

City of Chicago Dept. of Revenue 200562 03/17/1999 15:18 Batch 6512 60 Real Estate Transfer Stamp \$525.00