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**WARRANTY DEED
CORPORATION GRANTOR**



99323637

The Grantor, **TWO HORSE DEVELOPMENT, INC.,** an Illinois 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 No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **RICHARD J. FRAME, 3550 N. LAKE SHORE DRIVE, CHICAGO, IL 60657,** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 1st day of April, 1999.

Permanent Real Estate Index Number: 14-20-105-012 AND 14-20-105-013

Commonly Known As: 3835 N. ASHLAND, UNIT 1N, CHICAGO, IL 60613

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
201240 \$2,302.50
04/02/1999 09:36 Batch 5329 13



TWO HORSE DEVELOPMENT, INC.
an Illinois corporation

By:
GEORGE MENNING, President

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR-5'99 DEPT. OF REVENUE 307.00
P.B. 11262

UNOFFICIAL COPY 99723637

Send subsequent tax bills to: RICHARD J. FRAME
3835 N. ASHLAND, UNIT 1N
CHICAGO, IL 60613



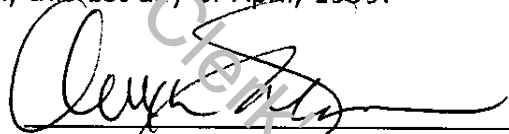
MAIL TO: HOWARD KILBERG
300 W. WASHINGTON, 13TH FLOOR, CHICAGO, IL 60606



STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **GEORGE MENNING, President of TWO HORSE DEVELOPMENT, INC., an Illinois corporation**, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.


GIVEN under my hand and notarial seal, this 1st day of April, 1999.



Notary Public

My commission expires:

OFFICIAL SEAL
ALEXA G SALOMON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/24/00

089343	Cook County
	REAL ESTATE TRANSACTION TAX
REVENUE	 <div style="border: 1px solid black; padding: 5px; font-weight: bold;">153.50</div>
STAMP	
APR - 5'99	
s.b. 11422	

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1N IN THE MENNING CONDOMINIUMS OF LAKEVIEW AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 (EXCEPT THAT PART OF LOT 19 LYING EAST OF A LINE 50 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID SECTION 20 TAKEN FOR STREET) IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99269108, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-1N AND P-1N2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 99269108.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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; 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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit D to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-105-012 and 14-20-105-013

COMMONLY KNOWN AS: 3835 N. ASHLAND, UNIT 1N, CHICAGO, IL 60613