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2000-06-22 12:13:48
Cook County Recorder 31.00



WARRANTY DEED

7856145 DRAEM 1073

THIS INDENTURE, made the 20th day of June, 2000, BETWEEN G.S. Apartments, L.L.C., an Illinois limited liability company, ("Grantor"), whose principal place of business is 118 Barrington Commons Court, Suite 220, Barrington, IL 60010, party of the first part, and G.S. Apartments, L.L.C., an Illinois limited liability company, and SA Apartments, L.L.C., an Illinois limited liability company, each to an undivided fifty percent (50%) interest as Tenants in Common (collectively, "Grantee"), whose principal place of business is 118 Barrington Commons Court, Suite 220, Barrington, IL 60010, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100ths dollars, in lawful money of the United States, paid by the party of the second part, and other good and valuable consideration, does hereby grant and release unto the party of the second part and the successors and assigns of the party of the second part forever

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the City of Chicago, County of Cook, State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof, for all purposes, together with all improvements and fixtures situated hereon (collectively, the "Property"); subject, however, to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the servitudes, easements, rights, appurtenances and hereditaments pertaining thereto in anywise belonging, including all of Grantor's right, title and interest in and to alleys, easements and rights-of-way abutting or adjoining the Property and all fixtures owned by Grantor on the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

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SIGNATURE _____ DATE 6/20/00
GRANTOR'S TAX ACT
PAYOR'S TAX ACT
PROVISIONS OF

G.S. Apartments, L.L.C., an Illinois limited liability company

By: Garo Kholmian
Garo Kholmian, Managing Member

STATE UNDER PROVISIONS OF PARAGRAPH E, SEC. 200.1-2 (B-6) OF ILLINOIS TAX ACT, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

6/20/00
Date Buyer, Seller or Representative

BOX 333-CT1

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00459931

Prepared by: Ira Fierstein, Esq.
D'Ancona & Pflaum LLC
111 East Wacker Drive
Suite 2800
Chicago, Illinois 60601-4205

Return to: Ira Fierstein, Esq.
D'Ancona & Pflaum LLC
111 East Wacker Drive
Suite 2800
Chicago, Illinois 60601-4205

Mail Tax Bills to:

Acorn Investments, Ltd.
1755 N. Damen Ave.
Chicago, IL 60647

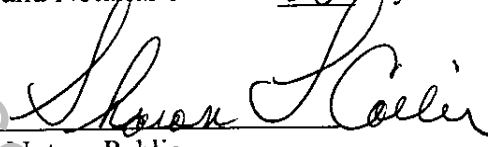
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

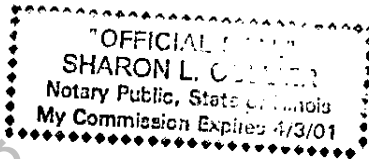
The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that Garo Kholamian, the Managing Member of G.S. Apartments, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized representative, appeared before me this day in person and acknowledged that s/he, being duly authorized, signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20 day of June, 2000.



Notary Public

My Commission Expires:



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EXHIBIT A

00459931

Legal Description

(see below)

Permanent Index Number: 11-29-317-003-0000
11-29-317-004-0000
Address: 1407-15 West Sherwin, Chicago, Illinois

PARCEL 1:

LOT 11 IN BLOCK 14 IN BIRCHWOOD BEACH, A SUBDIVISION OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Exceptions

1. General and special taxes and assessments for the year 1999 (second installment) and subsequent years, not yet due and payable.
2. Matters shown as Exceptions B, P, E, F, G, and M on the Chicago Title Insurance Company Commitment for Title Insurance dated February 1, 2000, bearing file No. 7856145.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/20, 2000

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said MATT WALKER this 20 day of June, 2000.

Notary Public _____



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

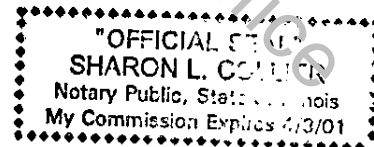
Dated 6/20, 2000

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said MATT WALKER this 20 day of June, 2000.

Notary Public _____



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor or for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]