WARRANTY DEED -STATUTORY FF CIAL CO: 5/0168 38 001 Page 1 of (ILLINOIS)-LIMITED, LIABILITY

COMPANY TO INDIVIDUAL

The GRANTOR, PCI Investment, L.L.C, an Illinois Limited Liability Company, 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 and duly authorized to transact business in the State of Illinois, for an in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, in hand paid and pursuant to the

authority of the managing Members of said Limited Liability Company, CONVEYS AND WARRANTS TO: AARON SPIVACK, a single man, the following address 1347-1349 N. Sedgwick, Unit 1347-2 Chicago, IL, the following

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

Cook County Recorder

2000-08-11 13:13:14

23.00

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s):

17-04-212-021-0000 17-04-212-022-0000

MCommon Address: Unit 1347-2, 1347 N. Sedgwick, Chicago, IL. 60610

SUBJECT TO: (1) real estate taxes not yet due and pay; ble; (2) special taxes or assessments for improvements not yet completed and other assessments or installments the reaf not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) reservation by the Owner (as hereinafter defined) to itself and its successors and assign, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declarations including any and all amendrie its and exhibits thereto; (5) provision of the Condominium Property Act of Illinois (the "Act"); (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Ti le Insurer (as hereinafter defined) commits to insure buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by one of its Managing Members this 17th day of March, 2000.

COL

PCI Investment, L.L.C., an Illinois Limited Liability Company

MANA

in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JEANINE CARROCCIO** of PCI Investment, L.L.C. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as a MANAGER of PCI Investment, L.L.C. that he signed sealed and delivered the said instrument pursuant to authority given by the managing Members as their free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 17th day of March, 2000

This Instrument was prepared by LAW OFFICES OF AARON SPIVACK, 308 West Erie, Suite 505, Chicago, IL. 60610.

MAIL TO: Aaron Spivack

308 West Erie, Suite #505

CHICAGO, IL 60610

NAME & ADDRESS OF TAXPAYERS:

Aaron Spivack

Unit 1347-2, 1347 N. Sedgwick

CHICAGO, IL 60610

80X 333-€

UNOFFICIAL COPY

Oroberty of Cook County Clerk's

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OF MARKET AND AFFORMER

OF MERCHANIST AN

UNOFFICIAL COPY 16961 Page 2 of 2



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007843354 DB

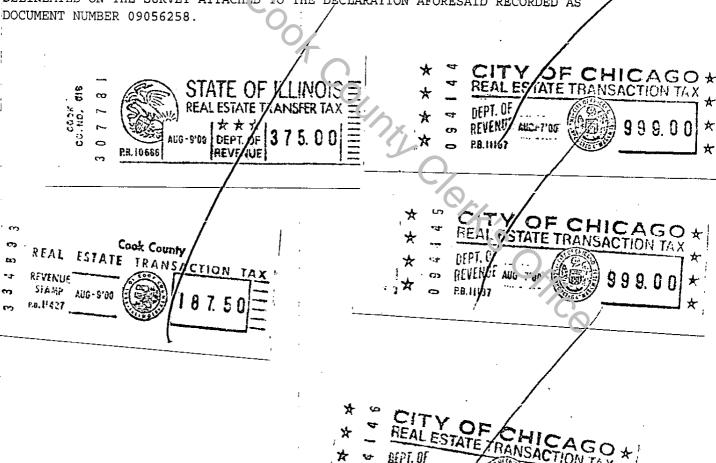
STREET ADDRESS: 1347-49 N. SEDGWICK 1347-2 CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 17-04-212-021-&022

LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 1347-2 IN THE 1347-1349 NORTH SEDGWICK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 IN OGDEN'S RESUPITIISION OF LOTS 154, 155, 156, 157 AND PART OF LOT 158, IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09056258, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P6____, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACH D TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 09056258.



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