

This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602



NO AHS

WARRANTY DEED

This indenture, made June 29, 2000 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Guy L. Duvall ("Grantee") whose address is: 2911 N. Western Avenue, Chicago, IL 60618, Unit 502 and P 26

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D

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

78 26 66 1 F1

Parcel 1:

UNIT 502 IN THE RIVER WALK LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN PARTS OF LOTS IN BLOCK 9, IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00170100, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN THE COOK COUNTY, ILLINOIS.

Parcel 5-20003487

Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF P-26, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00170100.

Parcel 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS; USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF EASEMENTS AND COVENANTS RECORDED AS DOCUMENT NUMBER 00170099.

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium for the benefit of the remaining property described therein.

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00712551

COOK CO. NO. 016
29110
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 SEP 12'00 DEPT. OF REVENUE 174.50

5
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 12'00
1924
87.25

★ 095229
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE SEP 12'00
★ P.B. 11187
★ 300.00
★

★ 095230
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE SEP 12'00
★ P.B. 11187
★ 408.75
★

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00712551

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2911 N. Western Avenue, Chicago, Illinois. Permanent Index Numbers: 14-30-116-010 and 14-30-116-019. ✓

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

No tenant of the Unit had a right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

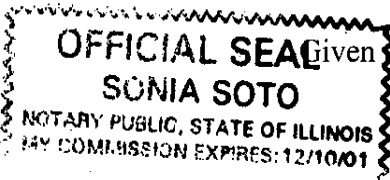
2929 N. Western Ave., L.L.C.
an Illinois limited liability
company

By: Rezmar Corporation, an Illinois
corporation, its manager

By: Steven L. Mandell
Its Assistant Secretary

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 Steven L. Mandell, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;



Given under my hand and Notarial Seal, June 29th, 2000.

Sonia Soto
Notary Public

Upon recordation, return to:
PAUL J. SKRVD
8933 W. Cermak Rd.
NORTH RIVERSIDE, IL
60546

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2929 N. WESTERN AVENUE, L.L.C

853 North Elston Ave.
Chicago, Illinois 60622
Phone: 312-666-8887
Facsimile: 312-666-3558

June 29, 2000

Chicago Title and Trust Company
171 North Clark Street 2nd Floor
Chicago, IL 60601

Re: River Walk Lofts Condominium Association
2911 N. Western Avenue, Unit 502 and P-26
Chicago, Illinois 60618

2929 N. Western Avenue, L.L.C. is the managing agent for River Walk Lofts Condominium Association.

This letter is to confirm that there are no delinquent assessments with respect to this property through the month of June, 2000 and the Association has waived any right of first refusal.

Very truly yours,

2929 N. WESTERN AVENUE, L.L.C.
By: Rezmar Corporation

By: Steven L. Mandell
Steven Mandell
Assistant Secretary