

WARRANTY DEED



THIS INDENTURE WITNESSETH,

That the Grantor, **BLUE MOON LOFTS, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, CONVEYS and WARRANTS to William P. Colson, whose address is 1103 N. Hoyne, Chicago, Illinois.

AND MARTHA J. LAVELLE, AS JOINT TENANTS

the following described real estate, to-wit:

UNIT B-607 IN BLUE MOON LOFTS CONDOMINIUM AND PARKING UNIT P-38, AS DELINEATED ON A SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00696706, BEING A PORTION OF:

PARCEL 1:

LOTS 11 THROUGH 20, INCLUSIVE, IN THE S.S. HAYES SUBDIVISION OF BLOCK 24 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE VACATED NORTH AND SOUTH ALLEY LYING EASTERLY OF AND ADJOINING THE EASTERLY LINES OF LOTS 11, 14, 15, 18 AND 19 AND LYING WESTERLY OF AND ADJOINING THE WESTERLY LINES OF LOTS 12, 13, 16, 17 AND 20 ALL IN S.S. HAYES SUBDIVISION OF BLOCK 24 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 215 N. ABERDEEN STREET/212 N. CARPENTER STREET, CHICAGO, ILLINOIS

(HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS APPENDIX D TO DECLARATION OF CONDOMINIUM MADE BY BLUE MOON LOFTS, LLC, AND RECORDED SEPTEMBER 8, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00696706 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Handwritten notes on the left margin: '10/1/01', 'Abs', 'No', 'PHK', '7886015', '071'

Handwritten note on the right margin: '3 FAM'

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(EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Grantor also hereby Grants to the Grantee, its successors an assigns, the rights and easements set forth in said Declaration 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act of Illinois (the "Act") and the Condominium Ordinance of the Chicago Municipal Code (the "Code"), including all amendments thereto; (c) the Declaration of Condominium and the bylaws of the Condominium Association, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to Closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; and (j) liens and other matters of title over which Chicago Title Insurance Company is willing to insure over without cost to Grantee.

Permanent Real Estate Index Numbers: 17-08-421-006-0000; 17-08-421-007-0000; 17-08-421-008-0000; and 17-08-421-009-0000

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 28th day of September, 2000.

090357
★ ★ ★ ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REPT. OF REVENUE OCT 12'00
PB 11167
\$ 15.50

★ BLUE MOON LOFTS, LLC, an Illinois limited liability company

By: CONVERSION MARKETING & MANAGEMENT, INC., an Illinois corporation

Its: Manager

COOK CO. NO. 016
130541
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT 13'00 DEPT OF REVENUE
PB 16776
\$ 125.00

By: [Signature]
Its: President

156716
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT 13'00
PB 11424
\$ 67.50

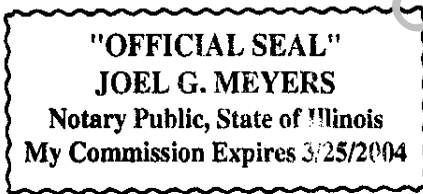
★ ★ ★ ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REPT. OF REVENUE OCT 13'00
PB 11424
\$ 930.00

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Joel G. Meyers, a Notary Public in and for the County and State aforesaid, do hereby certify that Neil Stenholt, as President of Conversion Marketing & Management, Inc., an Illinois corporation, as the Manager of Blue Moon Lofts, LLC, an Illinois limited liability company, 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 the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said President did also then and there acknowledge that he, as custodian of the Corporate Seal of said corporation, did affix the said Corporate Seal of said corporation to said instrument as his own 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 28th day of September, 2000.



Joel G. Meyers
 Notary Public
 My commission expires 3/25/04

After Recording Mail to:

WILLIAM COLSON
FINKEL MARTWICK + COLSON
203 N. LASALLE
UNIT 1500
CHICAGO, ILLINOIS
60601

Send Subsequent Tax Bills to:

PAUL COLSON
UNIT 607B
215 N ABERDEEN
CHICAGO ILLINOIS
60607

This Instrument was Prepared by: Horwood Marcus & Berk Chtd.
 Whose Address is: 333 W. Wacker Drive, Suite 2800, Chicago, Illinois 60606