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WARRANTY DEED

00880839

7237/0284 20 001 Page 1 of 4
2000-11-08 14:56:25
Cook County Recorder 27.00



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This Indenture, made this
25th day of September, 2000,
between HELPE ENTERPRISES,
L.L.C., an Illinois Limited
Liability Company organized
and licensed to transact
business in the State of
Illinois under and by virtue
of the laws of the State of
Illinois, party of the first
part, and Joseph T. Geoghegan,
of the second part, WITNESSETH,
that the party of the first
part, for and in consideration
of the sum of Ten 00/100 Dollars
(10.00) and good and valuable
consideration in hand paid by
the party of the second part,
the receipt whereof is hereby acknowledged,
and pursuant to authority of the Manager/Member thereof, by these presents
does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second
part, and to her heirs and assigns, FOREVER, all the following described real
estate, situated in the County of Cook and State of Illinois unknown and
described as follows, to wit:

LEGAL DESCRIPTION OF UNIT AND PARKING SPACE:

PARCEL 1: UNIT 3N, IN THE 1365-67 NORTH MCHAWK CONDOMINIUM AS DELINEATED ON
THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 25 AND 26 IN ROYAL HOUGHTON'S SUBDIVISION OF BLOCK 6 IN THE STATE BANK OF
ILLINOIS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE
COUNTY OF COOK, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM
OWNERSHIP MADE BY HELPE ENTERPRISES, L.L.C, RECORDED ON JULY 25, 2000 AS
DOCUMENT NUMBER 00-559490.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1S, LIMITED COMMON ELEMENTS AS
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS EXHIBIT "D" AFORESAID
AS DOCUMENT 00-559490.

Together with all and singular the hereditament and appurtenances thereunto
belonging, or in anyway appertaining, and the reversion and reversions,
remainder and remainders, rents, issues and profits thereof, and all the
estate, right, title, interest, claim or demand whatsoever, of the party of
the first part, either in law or in equity, of, in and to the above described
premises, against all persons lawfully claiming, or to claim the same, by,
through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not
yet due, including taxes which may accrue by reason of new or
additional improvements during the year of closing;

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- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) Declaration for the 1365-67 North Mohawk Condominium, including matters relating to the 1365-67 North Mohawk Condominium (the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Roads and Highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's Mortgage, if any;
- (j) Plats of dedication and covenants thereof, if any;
- (k) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 17-04-122-025-0000, 17-04-122-026-0000

Address of Real Estate: Unit #3N, 1365-67 North Mohawk St., Chicago, Illinois.

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, 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.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to those presents by its Manager the day and year first above written.

HELPE ENTERPRISES, L.L.C.
an Illinois Limited Liability Company

By: _____
Manager/Member

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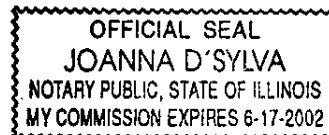
State of Illinois)
) ss.
County of Cook)

00880839

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **John D. Colbert** personally known to me to be the **Manager of HELPE ENTERPRISES, L.L.C.**, and 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 severally acknowledged that they signed and delivered the said instrument as **HELPE ENTERPRISES, L.L.C.**, and caused the company seal of said company to be affixed thereto, pursuant to authority, given by the Operating Agreement of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____, 2000.

Joanna D'Sylva
NOTARY PUBLIC



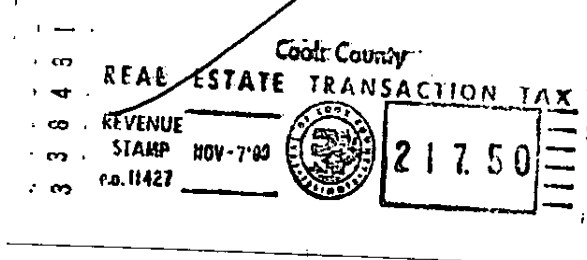
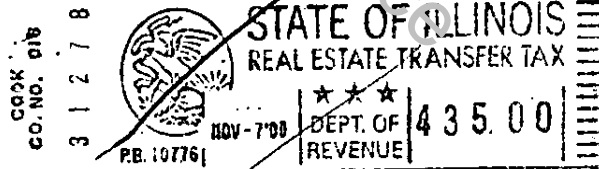
Send Subsequent Tax Bills to: Send Deed To:

Joseph T. Geoshep
Name
1415 N. Dearborn, #9C
Address
Chicago, IL 60610
City, State and Zip

John D. Colbert
Name
188 W. Randolph, #415
Address
Chicago, IL 60601
City, State and Zip

Prepared by:

John D. Colbert
Attorney at Law
188 W. Randolph, Ste. #415
Chicago, Illinois 60601




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★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV-7'00 ★
★ PB.11193 ★




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★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
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★ PB.11193 ★




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