

WARRANTY DEED
Statutory (ILLINOIS)

THE GRANTOR (Name and Address)
630 NORTH STATE PARKWAY L.L.C.
630 North State Street
Chicago, IL 60610



01003035 1 of 2 JA

a 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, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Craig Ford

630 North State Street, Unit #1605, Chicago, IL 60610 of the County of Cook, to wit:

PARCEL 1:

UNIT 1605 AND PARKING SPACE P-307 IN 630 NORTH STATE PARKWAY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 1 AND 2 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PART OF THE SOUTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTIONAL OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 20 FEET 2 INCHES (20.17 FEET) OF LOTS 1 AND 2 AND ALL OF LOTS 3 AND 4 OF THE ASSESSOR'S DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 2000 AS DOCUMENT NUMBER 00890083, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, OVER THE PROPERTY DESCRIBED IN EXHIBIT B ("RETAIL PARCEL") ATTACHED TO AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS MADE BY AND BETWEEN 630 N. STATE PARKWAY L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY AND TRIAD INVESTORS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED JUNE 23, 1999 AND RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99608646 AND CREATED BY DEED FROM TRIAD INVESTORS, L.L.C., TO 630 N. STATE PARKWAY L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED JUNE 24, 1999 AS DOCUMENT NUMBER 99608644.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, 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:

General Real Estate taxes for 2000 and subsequent years; special taxes or assessments for improvements not yet completed; the terms, provisions and covenants of the Condominium Documents recorded as document number 00890083, and as amended from time to time; easements for public utilities and drainage, ingress and egress as contained in the document number 00890083, as amended from time to time; agreement and declaration of easements, reservations, covenants and restrictions dated June 23, 1999 and recorded June 24, 1999 as document number 99608646 and the terms and provisions contained therein; provisions, conditions and limitations as created by the Condominium Property Act.

Permanent Index Number(s) 17-09-227-015, 17-09-227-016, 17-09-227-020, 17-09-227-021 and 17-09-227-022

Address(es) of Real Estate: 630 North State Street, Unit #1605, Chicago, IL 60610

Dated January 22, 2001.

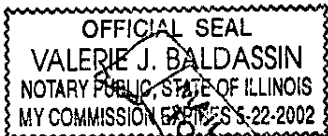
630 North State Parkway L.L.C., an Illinois limited liability company

[Signature]
a Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that David Carlins, personally known to me to be a Manager of 630 North State Parkway 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 acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by 630 North State Parkway L.L.C., as his free and voluntary act, and as the free and voluntary act and deed of said 630 North State Parkway L.L.C. for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of January, 2001.
Commission expires 5-22-2002



Valerie J. Baldassin
Notary Public

This instrument was prepared by: David J. Carlins, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:


Craig Ford
630 N State 1605
Chicago IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Craig Ford
630 N State #1605
Chicago IL 60610

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 23. 01


0000000057

REAL ESTATE TRANSFER TAX
00086.50
FP326657

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX



JAN. 23. 01


0000002296

REAL ESTATE TRANSFER TAX
00173.00
FP326703

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX



JAN. 23. 01

0000002120

REAL ESTATE TRANSFER TAX
01297.50
FP326675

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

PROPERTY OF COOK COUNTY Clerk's Office