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2001-02-15 13:41:34
Cook County Recorder 23.00

The instrument drafted by:
Michael J. Sreenan
853 North Elston Ave.
Chicago, Illinois 60622



1/1
copy
no
Washburn
7-58949

WARRANTY DEED

This indenture, made December 22, 2000 between 2929 N. WESTERN AVE., L.L.C., an Illinois limited liability company ("Grantor") and MICHAEL L. CRISANTI, a bachelor ("Grantee"), whose address is: 2917 N. Claremont Dr., Unit 14, Chicago, IL 60618.

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Ⓟ

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:

PARCEL 1: UNIT 14 IN THE RIVER WALK TOWNHOMES 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 "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00721016, 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 THE DRIVEWAY FOR THE BENEFIT OF UNIT 14, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.

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, AND AS AMENDED.

Commonly known as 2917 N. Claremont Avenue, Unit 14, Chicago, Illinois. Permanent Index Numbers: 14-30-116-010 and 14-30-116-019

BOX 333-CTI

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| STATE OF ILLINOIS | |
| | FEB. 14. 01 |
| STATE TAX | |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | |

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00351.00 |
| # 000003379 |
| FP 102808 |

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|---|-------------|
| COOK COUNTY REAL ESTATE TRANSACTION TAX | |
| | FEB. 14. 01 |
| COUNTY TAX | |
| REVENUE STAMP | |

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00175.50 |
| # 000003379 |
| FP 102802 |

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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.

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.

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

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: *Marinel Mateo*
Its Assistant Secretary

State of Illinois)
) ss
County of Cook)

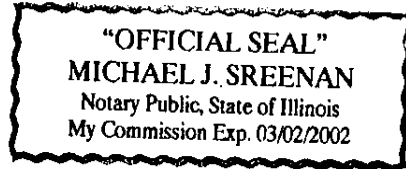
The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president 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, December 22, 2000.

Michael J. Sreenan
Notary Public

Upon recordation, return to:

LAWRENCE CRISANTI
707 DAVIS RD
ELGIN IL 60123



CITY TAX

CITY OF CHICAGO

FEB. 14. 01

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

000001735

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0263250 |
| FP 102805 |