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1412/0101 25 001 Page 1 of 3
2001-04-10 10:19:55
Cook County Recorder 25.50

WARRANTY DEED

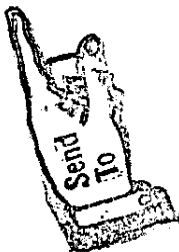


MAIL DEED TO:

*Bart Goldberg
2557 N Clark #505
Chicago, IL 60614*

MAIL TAX BILL TO:

JOSEPH P. KOLEY III
2317 W. WOLFRAM
UNIT 413
CHICAGO, IL 60618



GRANTOR(S), WOLFRAM TOWERS, AN ILLINOIS GENERAL PARTNERSHIP of Bolingbrook, in the County of WILL, in the State of ILLINOIS, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to the GRANTEE(S),

JOSEPH P. KOLEY III

of 4450 N. DOVER - 1ST FLOOR, in the CITY of CHICAGO County of COOK, State of Illinois, the following described real estate:

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SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No: SEE ATTACHED

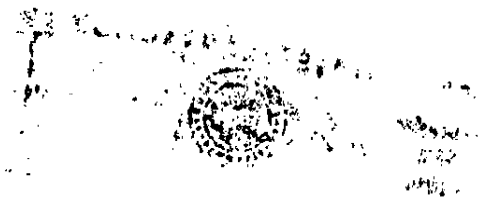
Property Address: 2317 W. Wolfram, Unit 413, P-32
Chicago, Illinois 60618

SUBJECT TO: (1) General real estate taxes for the year 2000 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) 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 as the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration are recited and stipulated at length herein. GRANTORS hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THE DEED TO THE SUBJECT UNIT MUST CONTAIN A STATEMENT RECITING THAT THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER, IN WHICH CASE THIS SHOULD BE DISCLOSED.

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Property of Cook County Clerk's Office

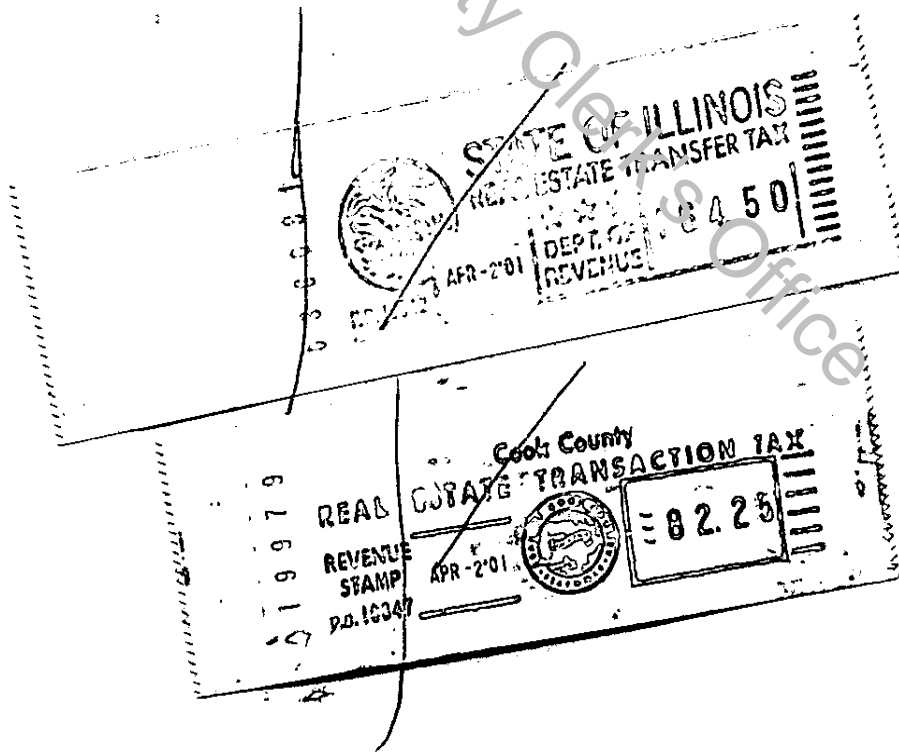


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WOLFRAM TOWERS CONDOMINIUM
PHASE II
EXHIBIT A
LEGAL DESCRIPTION AND
PERMANENT INDEX NUMBERS

UNIT 413 AND P 32, BUILDING 2317 WEST WOLFRAM, IN WOLFRAM TOWERS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WESTERLY 1/2 OF LOT 6, LOTS 7, 8, AND 9 AND THE EASTERLY 1/2 OF LOT 10 IN BLOCK 8 IN CLYBOURNE AVENUE ADDITION TO LAKEVIEW AND CHICAGO SUBDIVISION BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (PHASE 2) WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 14, 2000 AS DOCUMENT 00984625, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

14-30-117-010 VOL. NO.: 532
14-30-117-011 VOL. NO.: 532
14-30-117-012 VOL. NO.: 532



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