



WARRANTY DEED

The Grantor, 843 MONROE PARTNERS L.L.C., an Illinois Limited Liability Company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby warrant and convey unto Vincent J. Gnoffo, of 25 W. 231 Judith Lane, West Chicago, IL, in Fee Simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached legal description

c/k/a Unit 4A and Parking Space 843 P-2 and Storage Space 845-S-3, 845 W. Monroe St., Chicago, Illinois 60607

PIN# 17-17-214-015 (affects this and other land).

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in Fee Simple.

SUBJECT TO: (1) general real estate taxes for 2000 and subsequent years; (2) the Condominium Property Act; (3) the Declaration of Condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) easements, agreements, conditions, covenants and restrictions of record, if any; (7) leases and licenses affecting the Common Elements.

DATED this 16 day of March, 2001.

843 MONROE PARTNERS L.L.C.,  
an Illinois Limited Liability Company

BY [Signature] (SEAL)  
Its: Manager

BOX 333-CTI

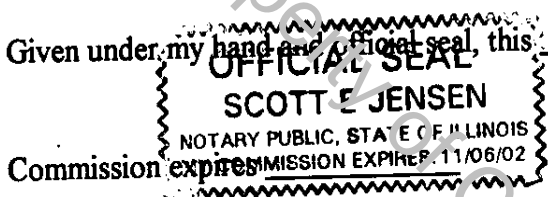
145  
No Abs  
PAM  
7897595  
CTI

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State of Illinois )  
 ) SS.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Berry, Manager of 843 Monroe Partners L.L.C., an Illinois Limited Liability Company, a person 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 he signed, sealed and delivered the said instrument as his free and voluntary act, as such Manager for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal, this 10 day of March, 2001.



[Signature]  
Notary Public

This instrument was prepared by LANA DUBELL, LEVINSON, MURRAY & JENSEN, P.C., 312 W. RANDOLPH, SUITE 400, CHICAGO, ILLINOIS, 60606

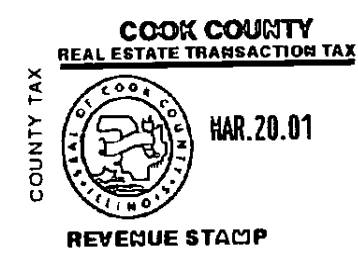
MAIL TO: SEND SUBSEQUENT TAX BILLS TO:

David J. Hurley  
Knechtel, Demeur & Samlan  
222 South Riverside Plaza  
Suite 1410  
Chicago, Illinois 60606

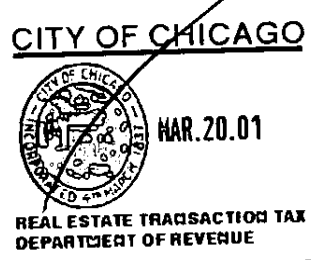
Vincent J. Gnoffo  
845 West Monroe  
Unit 4A  
Chicago, Illinois 60607



REAL ESTATE TRANSFER TAX
00394.50
FP 102808



REAL ESTATE TRANSFER TAX
00197.25
FP 102802



REAL ESTATE TRANSFER TAX
02958.75
FP 102805

0010226523  
**UNOFFICIAL COPY**

UNIT NUMBERS 845-4-A, PARKING SPACE 843-P-2 AND STORAGE SPACE 845-S-3, IN MONROE MANOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, 15 AND 16 TAKEN AS A TRACT, IN BLOCK 9 IN DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, 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 AS DOCUMENT 09192479 AND FIRST AMENDMENT, RECORDED AS DOCUMENT 00080464. AND FURTHER AMENDED BY SECOND AMENDMENT RECORDED AS DOCUMENT 0010028707; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE 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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Clerk's Office