

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



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WARRANTY DEED

This indenture, made March 6, 2000 between 2929 N. WESTERN AVE., L.L.C., an Illinois limited liability company ("Grantor") James B. Finkl married to Jennifer L. Finkl ("Grantee") whose address is: 2923 N. Claremont Avenue, Unit 17, 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 17 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 17, 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 COVENANTS RECORDED AS DOCUMENT NUMBER 00170099, AND AS AMENDED.

PARCEL 4: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE DESIGNATED AS A LIMITED COMMON ELEMENT FOR THE BENEFIT OF UNIT 17, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00721016.


Commonly known as 2923 N. Claremont Avenue, Unit 17, Chicago, Illinois. Permanent Index Numbers: 14-30-116-010 and [REDACTED]

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAY 31.01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009230

REAL ESTATE TRANSFER TAX
00375.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY 31.01


REVENUE STAMP

0000009240

REAL ESTATE TRANSFER TAX
00187.50
FP 102802

CITY TAX

CITY OF CHICAGO



MAY 31.01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004495

REAL ESTATE TRANSFER TAX
02812.50
FP 102805

10473992

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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: Reymar Corporation, an Illinois
corporation, its manager

By: *[Signature]*
Its Assistant Secretary

10473992

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 Marinela Mateo, Assistant Secretary of Reymar 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 Reymar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, March 6, 2001.

Kristyna Delaney
Notary Public

Upon recordation, return to:

NAJAMAN & NAJAMAN
825 GREENBAY 210
WILMINGTON IL 60091

Tax Bills Mail to:
J.B. FINKEL
1660 MILL TRAIL
HIGHLAND PARK, IL
60035



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