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2001-06-04 12:31:37

Cook County Recorder 25.00



This instrument drafted by:
Alan O. Amos
Alan O. Amos & Associates, P.C.
Suite 2100
3 First National Plaza
Chicago, IL 60602

WARRANTY DEED

This indenture, made March 27, 2001 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Richard B. Bogoslaw and Stacey Irvin ("Grantee")

whose address is: 2352 W. George Street, Unit 33, Chicago, IL 60618,

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 33 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 THE COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR THE BENEFIT OF UNIT 33, 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.


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.


BOX 333-CTT

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STATE TAX  STATE OF ILLINOIS MAY.31.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000009227	REAL ESTATE TRANSFER TAX
		00302.00
		FP 102808

COUNTY TAX  COOK COUNTY REAL ESTATE TRANSACTION TAX MAY.31.01 REVENUE STAMP	# 0000009237	REAL ESTATE TRANSFER TAX
		00151.00
		FP 102802

CITY TAX  CITY OF CHICAGO MAY.31.01 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000004492	REAL ESTATE TRANSFER TAX
		02265.00
		FP 102805

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.

Commonly known as 2352 W. George Street, Unit 33, Chicago, Illinois.
Permanent Index Numbers: 14-30-116-010 and 14-30-116-019

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

No tenant of the Unit had a right of first refusal to purchase the Unit.

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: [Signature]
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;

OFFICIAL SEAL

SONIA SOTO

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/10/01

Upon recordation, return to:

Sam Tuzzolino
Tuzzolino & Terpina s
8930 Gross Point Rd.
Suite 600
Skokie, IL 60077

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