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WARRANTY DEED STATUTORY (ILLINOIS)

CLIMITED LIABILITY COMPANY TO INDIVIDUAL SOLUTION (LIMITED LIABILITY COMPANY (LIMITED LIABILITY COMPANY COMPANY (LIMITED LIABILITY COMPANY

THE GRANTOR, 1735 W. Diversey, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: Mary T. Hartray, 800 W. Lils Avenue, Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A JAR HEREOF.

Permanent Real Lat. te Index Number (8): 14-30-403-030-0220, 14-30-403-050-0000

Address of Real Estate: 1735 W. Diversoy, Unit 106/F6-18/S-6 Chicago, Illinois

00147661

1696/0080 03 001 Page 1 of 2000-02-29 14:01:52 Cook County Recorder 25.50

0010659977

6438/0056 33 001 Page 1 of 2001-07-24 09:28:59 25.50 Cook County Recorder

(above space for recorder only)

SUBJECT TO: 1) Real Estate taxe: price due and payable; 2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; 3) applicable zoning and building laws or ordinances; 4) reser ration by the Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium of the rights and essements set forth in the Declarations including any and all amendments and exhibits thereto; \$\frac{1}{2}\sigma_{\sigma}\sigma_{\ or suffered to be done by Buyer, or anyone claiming by inrough or under Buyer, and 7) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

in Witness Whereof, said Grantor has caused its name to be signed to these presents by A branger on February

1735 W. Dive

Ronald

State of Ulinois

County of Cook)

THIS DUED BOING RE-RECONDED TO COMPEC,

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HER 133Y CERTIFY, that Ronald B. Shipka, Sr., 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 deliver at the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

been not integrated official seal, on February 11, 2000.

NOTATION STATE OF ILLINOIS MY COMMISSION EXPRES 6/15/7002

Notary Public

ed by Brown, Udell & Pomerantz, 2950 N. Lincoln Ava, Chicago, IL. This Instrument was pr

Mail to: Vincent Sansonetti 5521 N. Cumberland #1109 Chicago, IL 60656 Send subsequent tax bills to: Mary T. Hartray 1735 W. Diversey, Unit 100 Chicago, IL 60657

City of Chicago Dept. of Revenue

Real Estate Transfer Stamp. \$1,248.75

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TPU-13

Legal Description

Unit 106, AND PU-18 IN THE REGAL CONDOMINIUMS AS DELINIATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

Parcel 1:

LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE STRIP OF LAND (FORWERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINITY THE WHOLE LENGTH OF THAT PART OF THE SOUTH LINE OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUE GUETTS SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUSTGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN DOOK COUNTY, ILLINOIS.

THE WEST 1/2 OF THAT PART OF NORTH HERMINAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LCT 2 IN THE NORTH WESTERN TENNA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 3 IN THE RESUBDIVISION AFORECAID BY THE NORTH Parcel 5: WESTERN TERRA COTTA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST COPINER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEAS TERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LC 1.2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOY 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA Parcel 6: COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3)

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AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A

POINT 931.63 FEET NORTH OF A WESTWARD EXTENSIONS OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY, EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NOPTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.89 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.83 FEET TO THE POINT OF SECUNING, (EXCEPT THEREFROM THAT PART OF THE POREGOING PARCEL WHICH LIES SOUTH OF A LIVE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH UNE AND A WESTWARD EXTENSION THEREOF OF SAID LOT 3), ALL IN COOK COUNTY, ILLINOIS.

EXCLUSIVE PASEMENT FOR INCIPESS AND EGRESS FOR THE BENEFIT OF PARCEL 6 AS SET FORTH IN AGREEMENT DATED FEBRUARY 28, (95) AND RECORDED MARCH 8, 1957 AS DOCUMENT 16844496 AND AS CREATED BY DEED FROM NORTHWESTERN TERRA COTTA COMPANY TO 1735 DIVERSEY CORPORATION RECORDED SCHEMBER 23, 1953 AS DOCUMENT 15726837, which survey is attached to the Declaration of Contominium made by 1735 W. Diversey, LLC., an Illinois Limited Liability Company and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 00038514, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-6 A LIMITED COMMON ELEMENT AS DELINIEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINAM RECORDED AS DOCUMENT 00038514.

Commonly known as: 1735 W. Diversey Pkwy., Chicago, Illinois.

P.I.N. 14-30-403-030-0000 / 14-30-403-050-0000

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT'S SUCCESSORS AND ASSIGNS, AS PIGHTS AND EASEMENTS APPURITENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR PESERVES TO ITSELF, IT'S 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

