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2001-08-14 13:29:42

Cook County Recorder 27.50

THIS INSTRUMENT
PREPARED BY:

LLOYD E. GUSSIS
ATTORNEY AT LAW
2524 NORTH LINCOLN
CHICAGO, IL 60614



WARRANTY DEED *pwc*

ME 2032609 10832

THE GRANTOR, 3351-53 N. CLIFTON, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, and pursuant to authority given, CONVEYS AND WARRANTS unto Kirstin A. Nielsen, the real estate commonly known as 1338-1346 West Irving Park, 4001-4007 North Southport and 4013-4035 North Southport, Unit # 1340-2, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 31st day of JULY, 2001.

ADDRESS: 1338-1346 West Irving Park, 4001-4007 North Southport and 4013-4035 North Southport, Unit # 1340-2, Chicago, Illinois

PTIN: 14-17-315-004-0000 and 14-17-315-005-0000

3351-53 N. CLIFTON, L.L.C.

By: _____

Robert J. Kroupa, Jr.
Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Robert J. Kroupa, Jr., personally known to me to be the manager of 3351-53 N. Clifton, L.L.C., 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 and as the free and voluntary act of said company, for the uses and purposes therein set forth.

4M

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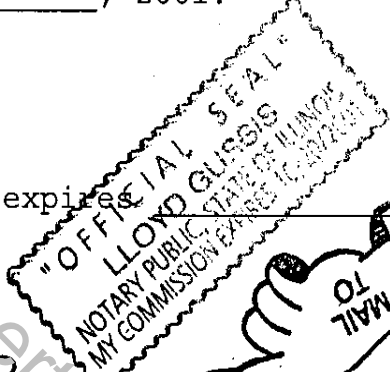
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GIVEN under my hand and notarial seal this 31ST day of July, 2001.


Notary Public

My commission expires _____



MAIL TO:

Patrick J. Poulos
19 S. LaSalle St. Suite 1400
Chicago IL 60605

SEND TAX BILL TO:

Kirstin A. Nielsen
1340 W. Irving Park Rd #2
Chicago IL 60613

STATE OF ILLINOIS

STATE TAX

AUG. 14. 01

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000023656

REAL ESTATE TRANSFER TAX

0023000

FP326660

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

AUG. 14. 01

REVENUE STAMP

0000060171

REAL ESTATE TRANSFER TAX

0011500

FP326670

City of Chicago


Dept. of Revenue

258397

08/14/2001 12:05 Batch 05080 40

Real Estate Transfer Stamp

\$1,725.00



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PARCEL 1:

Unit 1340-2 as The Southport Place Condominiums, as delineated on a survey of the following described real estate:

PARCEL A:

That part of the East 1/2 of the Southwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian lying Westerly of Clark Street and Southerly of Belle Plaine Avenue described as follows:

Beginning at a point on the East line of Southport Avenue 115.7 feet North of the North line of Irving Park Boulevard and running thence North along the East line of said Southport Avenue 270 feet; thence East along a line drawn at right angles to said East line of Southport Avenue a distance of 100 feet; thence South along a line drawn parallel to and 100 feet distant from the East line of said Southport Avenue a distance of 270 feet; thence West along a line drawn at right angles to said East line of Southport Avenue a distance of 100 feet to the point of beginning, in Cook County, Illinois

PARCEL B:

That part of the East 1/2 of the Southwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the intersection of the North line of Irving Park Boulevard and the East line of Southport Avenue; thence East along the North line of Irving Park Boulevard 100 feet; hence North along a line parallel to and 100 feet distant from the East line of Southport Avenue a distance of 100 feet; thence West on a line drawn at right angles to the East line of said Southport Avenue 100 feet to a point in the East line of said Southport Avenue 99.7 feet North of the North line of said Irving Park Boulevard; thence South on the East line of Southport Avenue to the point of beginning, in Cook County, Illinois

which survey is attached to the Declaration of Condominium recorded as Document 00997273, together with its undivided percentage interest in the Common Elements.

PARCEL 2:

The exclusive right to use Parking Space P-3, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document 00997273.

Grantor also hereby grants to the Grantee, its successors and assigns, 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,

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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 though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of the Unit either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.

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