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2001-08-02 13:47:50

Cook County Recorder 25.50



0010701525

Property of Cook County Clerk's Office

**DAILY NEWS CONDOMINIUM  
WARRANTY DEED**

This Warranty Deed is made this 2<sup>nd</sup> day of July, 2001, between Smithfield Properties IV, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (the "Grantor") and Jay J. Auskalis and Marta Gazda Auskalis, 4056 N. Major Avenue, Chicago, Illinois 60634 (the "Grantees").

010 30260

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto Jay J. Auskalis and Marta Gazda Auskalis, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety, and to their heirs and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

Residential Unit 204 and Parking Unit 58 in the Daily News Condominium, as delineated on a survey attached as an exhibit to the Declaration of Condominium Ownership and of easements, restrictions, covenants and by-laws for the Daily News Condominium Association, made by Smithfield Properties IV, L.L.C., which was recorded on June 20, 2001 as document number 0010539003, together with its undivided percentage interest in the common elements, as amended from time to time, as located within Lots 54 through 59 (except the West 152.95 feet of Lot 59) in Rees and Ruckers Subdivision of Block 16 in Canal Trustees Subdivision of the West Half and the West Half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to the Grantees, their successors and assigns, the rights and easements set forth in said Declaration 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 the Declaration for the benefit of the remaining property therein described.

The Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations

City of Chicago  
Dept. of Revenue  
256970



Real Estate  
Transfer Stamp  
\$1,492.50

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contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2000 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium; and (vi) the Condominium Property Act of Illinois.

IN WITNESS WHEREOF, Smithfield Properties, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES IV, L.L.C., an Illinois limited liability company

By: Wooton Construction, Ltd., its Manager

By: Charles Alexander  
Its: Attorney in fact

This instrument was prepared by:

Charles E. Alexander, P.C.  
400 W. Huron Street  
Chicago, Illinois 60610

Permanent Index Numbers:

17-17-113-027      17-17-113-029  
17-17-113-028      17-17-113-030

Street Address:


222 S. Racine Avenue, Unit 204  
Chicago, Illinois 60607


After recording mail to:

Gerald M. Petacque  
19 W. Jackson Blvd.  
Chicago IL 60604

Send subsequent tax bills to:

Jay J. Auskalis  
222 S. Racine Avenue, Unit 204  
Chicago, Illinois 60607

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000058716	REAL ESTATE TRANSFER TAX
	 JUL. 27. 01		0009950
	REVENUE STAMP		FP326670

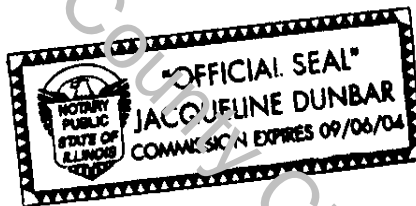
STATE TAX	STATE OF ILLINOIS	# 0000028724	REAL ESTATE TRANSFER TAX
	 JUL. 27. 01		0019900
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

State of Illinois )  
                                  )  
County of Cook    )        SS

Jacqueline Dunbar, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles E. Alexander, as Attorney in Fact for Wooton Construction, Ltd., as Manager of Smithfield Properties IV, L.L.C. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2<sup>nd</sup> day of July, 2001.

*Jacqueline Dunbar*  
\_\_\_\_\_  
Notary Public



Clerk's Office