WARRANTY DEED

WARRANTY DEED

(1) 10 2 3 12 2 31 2 07

Cook County Recorder 23.58

(Limited Liability Company to Individual)
STATUTORY

0010851423

THE GRANTOR, CENTER POINT DEVELOPMENT, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to DAVID A. SPERRY, 4050 North Lincoln Avenue, Chicago, IL 60618, 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 PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO, IF ANY: Exceptions contained in Rider attached hereto.

Permanent Real Estate Index Number: 14-16-327-020-0000 and 14-18-327-021-0000

Address of Real Estate: 4050 North Lincoln Avenue, Unit #P-19, Chicago, IL 60618

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Its Manager this 4 day of 1014

CENTER POINT DAVELOPMENT, L.L.C., an Illinois Limited Liability Company, CCOK COUNTY REAL ESTATE 0000062648 ESTATE THAMSACTION TAX TRANSFER TAX B (SE RICHARD WINEBERG. Its Manage SEP. 13, 01 0000500 STATE OF ILLINOIS SS FP326670 COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEKERY CERTIFY that RICHARD J. WINEBERG, as Manager of CENTER POINT DEVELOPMENT, L.L.C., an Illinois Limited Liabinity Company, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared or or me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for he uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this day of the day of the

REAL ESTATE TRANSFER TAX 0001000 FP326669

SEP:13.U1

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE #

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Property of Cook County Clerk's Office

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RIDER

UNIT P-19 IN LINCOLN LOFTS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 6, 7 AND 8 IN RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11 IN W. B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

EXCEPTING THEREFROM:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 16.93 FEET ABOVE CHICAGO CITY DATUM, AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.37 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIFS PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 6 IN RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11 IN W. B. OCDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF TAUX THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 6, A DISTANCE OF 0.07 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBE COURSE, A DISTANCE OF 1.34 FEET TO THE CORNER OF A FOUR STORY BRICK AND CONCRETE BUILDING, COMMONLY KNOWN AS 4050 NORTH LINCOLN AVENUE; THENCE CONTINUING SOUTHWESTERLY ALONG THE FACE OF SAID BUILDING, A DISTANCE OF 1.73 FEF 1; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.57 FEET TO THE FACE OF AN INTERIOR WALL FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY ALONG THE SAID FACE OF INTERIOR WALL, A DISTANCE OF 60.85 FEET TO THE FACE OF AN INTERIOR WALL; THENCE SOUTHWESTERLY ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 13.33 FEET TO THE FACE OF AN INTERIOR WALL; THENCE NORTHWESTERLY ALONG THE FACIL OF SAID INTERIOR WALL, A DISTANCE OF 13.16 FEET TO THE CORNER OF AN INTERIOR WALL, THENCE SOUTHWESTERLY ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 11.10 FEET TO THE FACE OF AN INTERIOR WALL; THENCE NORTHWESTERLY ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 47.69 FEET TO THE FACE OF AN INTERIOR WALL; THENCE NORTHEASTERLY ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 24.43 FEET TO THE PLACE OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00236009, TOGETHER WITH ITS UNDIVILED PERCENTAGE IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBERS: 14-18-327-020-0000 AND 14-18-327-021-0000

ADDRESS: 4050 NORTH LINCOLN AVENUE, UNIT #P-19, CHICAGO, IL 60618

Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, ceverants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Buyer; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; (11) installments due after the date of Closing for assessments levied pursuant to the Declaration.

Grantor also hereby grants to the Grantee, his 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, 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 stimulated at length herein.

City of Chicago

Dept. of Revenue

260779

Real Estate

Transfer Stamp

\$75.00

09/13/2001 10:50 Batch 05002 7

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