



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

**WARRANTY DEED**

**This indenture**, made January 18, 2001 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Edward Navarro ("Grantee")

whose address is: 2344 W. George Street, Chicago, IL 60618, Unit 27

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:

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MAS

**PARCEL 1:** UNIT 27 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 27, 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.

7389148  
No Abstract

**BOX 333-CTI**

# UNOFFICIAL COPY

STATE TAX  
**STATE OF ILLINOIS**  
SEP. 17. 01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000015132  
**REAL ESTATE TRANSFER TAX**  
00272.00  
FP102808

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
SEP. 17. 01  
REVENUE STAMP

# 0000015160  
**REAL ESTATE TRANSFER TAX**  
00136.00  
FP 102802

CITY TAX  
**CITY OF CHICAGO**  
SEP. 17. 01  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007633  
**REAL ESTATE TRANSFER TAX**  
02040.00  
FP 102805

10868460



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