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0010879706

7/3/2001 10:01 Page 1 of 2
2001-09-20 11:57:09
Cook County Recorder 23.00

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



7929347 CTIC Ave lot 1
no most front

WARRANTY DEED

This indenture, made July 2, 2001 between 2929 N. Western Ave., L.L.C., an Illinois limited liability company ("Grantor") and Richard A. Spritz ("Grantee")

whose address is: 2928 N. River Walk Drive Unit 46, Chicago, IL 60618,

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:

PARCEL 1: UNIT 46 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 COOK COUNTY, ILLINOIS.

~~PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE DRIVEWAY FOR THE BENEFIT OF UNIT 46, 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 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.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2928 N. River Walk Drive, Unit 46, Chicago, Illinois.
Permanent Index Numbers: 14-30-116-010 and 14-30-116-019

BOX 333-CTI

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To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

No tenant of the Unit had a right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

2929 N. Western Ave., L.L.C.
an Illinois limited liability
company

By: Rezmar Corporation, an Illinois
corporation, its manager

By: [Signature]
Its Assistant Secretary

State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such or said person appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;



Given under my hand and Notarial Seal, July 9th, 2000.

[Signature]
Notary Public

Upon recordation, return to:

Richard A. Spritz
2928 N. Riverwalk Dr Unit 46
Chicago, IL 60618

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
SEP. 19.01

0000015308
FP 102808
0027300
REAL ESTATE TRANSFER TAX

10879706

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 19.01
REVENUE STAMP
COUNTY TAX

0000015334
REAL ESTATE TRANSFER TAX
0013650
FP 102802

CITY OF CHICAGO
CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
SEP. 19.01

0000007712
REAL ESTATE TRANSFER TAX
0204750
FP 102805

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NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/31/2011
SONIA SCOTO
OFFICIAL SEAL

FORWARDED