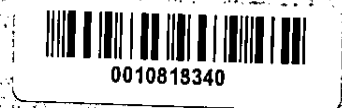


WARRANTY DEED

(Corporation to Individual)
(Illinois)

2034030
THIS AGREEMENT, made this 30
day of July, 2001 between GR
Development & Construction, Inc.,
a corporation 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, party of the first
part, and Ira Pilchen and Kathryn
McCabe, 1318 W. Elmdale, Chicago,
Illinois 60660, not as tenants in
common but as Joint Tenants with
Rights of Survivorship, party of
the second part, the following
described Real Estate situated in
the County of Cook in the State
of Illinois, to wit:



2034030
MERCURY TITLE COMPANY, L.L.C. - N
2034 K58

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, 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, to wit:

Unit ~~XXXX~~XIN in the SAWYER STREET CONDOMINIUMS on a survey of the following described real estate:

PARCEL 1:

LOTS 27 AND 28 IN BLOCK 15 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT SOUTH 665.6 FEET THEREOF AND EXCEPT RIGHT OF WAY AND YARDS OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS, which survey is attached to the Declaration of Condominium made by GR Development & Construction, Inc., recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0010329908 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY OF ATTACHED TO THE DECLARATION ABOVE SAID RECORDED AS DOCUMENT 0010329908.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 STIPULATED AT LENGTH HEREIN."

THE TENANT OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-14-205-032-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim

or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his 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 incumbered 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: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2001 and subsequent years.

Permanent Real Estate Number(s): 13-14-205-032-0000

Address(es) of Real Estate: 4708 N. Sawyer, Unit 4708-1N, Chicago, Illinois

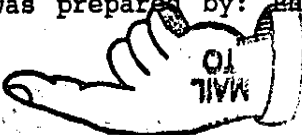
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

Gary Godand
GR Development & Construction, Inc.

BY: Gary Godand
President

ATTEST: _____
Gary Godand Secretary

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712



MAIL TO:
John Troiani
1 N. Franklin, #2625
Chicago, Illinois 60606

SEND SUBSEQUENT BILLS TO:
Ira Pilchen
4708 N. Sawyer, Unit 1N
Chicago, Illinois 60625

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that GARY GODAND is personally known to me to be the President of GR Development and Construction, Inc., an Illinois corporation, and GARY GODAND is personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged, that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of July, 2001.

Phillip I. Rosenthal
Notary Public



Commission Expires: _____

COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP - 4.01

COUNTY TAX

REVENUE STAMP

0000061885

REAL ESTATE TRANSFER TAX

0011675

FP326670

STATE TAX

STATE OF ILLINOIS

SEP - 4.01

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000030431

REAL ESTATE TRANSFER TAX

0023350

FP326660

City of Chicago
 Dept. of Revenue
 259958

09/04/2001 10:14 Batch 03197 12

Real Estate Transfer Stamp
 \$1,751.25

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office