This instrument drafted by:
Michael J. Sreenan
853 North Elston Ave.
Chicago, Illinois 60622

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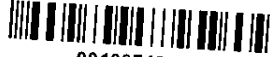
WARRANTY DEED

This indenture, made July 27, 2001 between 2929 N. WESTERN AVE., L.L.C., an Illinois limited liability company ("Grantor") and Shawni Moshiri

(Grantee") whose address is: 2944 N. River Walk Drive ,Unit 54, 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 54 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 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.

BOX 333-CTI

STATE OF ILLINOIS
OCT.17.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX
0000016826

REAL ESTATE TRANSFER TAX
0027100
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
OCT.17.01
REVENUE STAMP

0000016851

REAL ESTATE TRANSFER TAX
0013550
FP 102802