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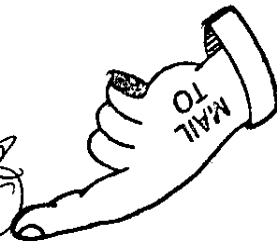
8141/0086 49 001 Page 1 of 3

2001-10-05 13:03:55

Cook County Recorder 25.50

WARRANTY DEED

2034849m
MAIL TO: *[Signature]*



Law Offices of:

Stephen M. Waters & Assoc.

180 N. Wacker Dr., Suite 201

Chicago, Illinois 60606

SEND TAX BILLS TO:

Philip M. Abellera

700 W. Van Buren, Unit 807

Chicago, IL 60607

THE GRANTOR, 700 W. VAN BUREN II, LLC, a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 in hand paid, CONVEYS and WARRANTS to PHILIP M. ABELLERA and SHELLY ~~ROMAN~~ ABELLERA, both of 1311 N. Bosworth, Unit 2F, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, to wit:

PARCEL 1:

UNIT 807 IN THE 700 W. VAN BUREN CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 TO 8 IN MICAJAM GLASSCOCK'S SUBDIVISION OF LOTS 8 TO 12 IN BLOCK 21 IN THE SCHOOL SECTION ADDITION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010777255 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

AND AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER 46, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010777255. AND AMENDED FROM TO TIME.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT 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."

SUBJECT TO: real estate taxes not yet due and payable; special taxes or assessment for improvements not yet completed and other assessments or installments thereof not due and payable at the time of the Closing; applicable zoning and building laws or ordinances; the Declaration including any and all exhibits thereto and amendments thereof as permitted by the Declaration and the Act; provision of the Act; easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; acts done or suffered by Buyer, or anyone claiming, by, through or under Buyer; and liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage.

hereby releasing and waiving all rights under an by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.



Permanent Real Estate Index Number: 17-16-117-018-0000 and 17-16-117-019-0000

Address of Real Estate: 700 W. VAN BUREN, UNIT 807, CHICAGO, ILLINOIS

DATED this 25th day of September, 2001

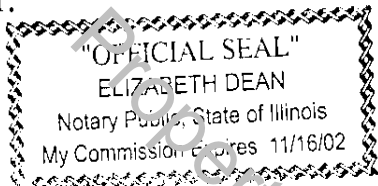
700 W. VAN BUREN II, LLC, a Delaware limited liability company

BY: X Keith M. Keat
Its Managing Member

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  REVENUE STAMP OCT. - 4.01	# 000006253	REAL ESTATE TRANSFER TAX	STATE TAX STATE OF ILLINOIS  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE OCT. - 4.01	# 0000032120	REAL ESTATE TRANSFER TAX
		0007250			0014500
		FP326670			FP326660

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that KEITH KEATING, Managing Member, 700 W. VAN BUREN II, LLC, a Delaware limited liability company, is known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

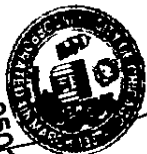
Given under my hand and official seal this 25th day of September, 2001.



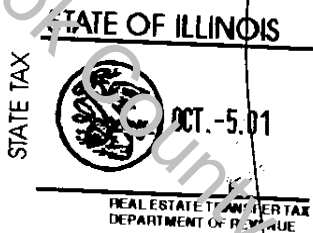
[Signature]
Notary Public

This instrument prepared by: MULRYAN AND YORK, Attorneys at Law, 3442 N. Southport, Chicago, Illinois 60657

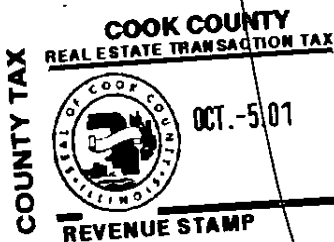
City of Chicago
Dept. of Revenue
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Real Estate
Transfer Stamp
\$1,552.50



REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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