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Prepared by and Mail to:
Elizabeth O'Loughlin
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2001-11-13 15:51:43

Cook County Recorder 25.50

GRANT OF LIMITED COMMON ELEMENT

This Grant of Limited Common Element made this 8 of November, 2001, by James Caruso & Catherine Caruso Husband & Wife, ("Grantor") and Madison Monroe LLC, an Illinois limited liability company ("Grantee")

WITNESSETH:

WHEREAS, there has been submitted to the Illinois Condominium Property Act pursuant to a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Block Y Condominium Association recorded in the Office of the Recorder of Cook County, Illinois as Document No. 00326804, as amended from time to time (herein "Declaration"), a parcel of real estate which is legally described on Exhibit A attached hereto and by this reference made a part hereof ("Submitted Parcel"); and


WHEREAS, Grantor desires to grant to Grantee an Exclusive Parking Use as that term is defined in the Declaration, for a parking space located on a portion of the Submitted Parcel which Exclusive Parking Use shall be a Limited Common Element appurtenant to the Grantee's Parcel.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, for itself, its successors, grantees and assigns hereby declares as follows:

1. Grantor hereby grants to Grantee, his heirs, executors, administrators, successors and assigns, as a Limited Common Element appurtenant to the Grantee's Parcel, an Exclusive Parking Use for parking purposes in and to **Parking Space No. B-54** as defined and set forth in the Declaration.
2. The rights and interests herein granted and created shall be subject to the provisions of the Declaration and shall run with the land and shall inure to the benefit of and be binding upon all present and future owners, purchasers, mortgages, tenants, occupants and any persons acquiring any interest in the Grantee's Parcel. Reference to the rights hereby created and imposed in any deed or instrument of conveyance, lease, mortgage, trust deed or other evidence of obligations with respect to the Grantee's Parcel, shall be sufficient to grant such rights and interests to the respective grantees, lessees, mortgages, or trustees, as fully and completely as though such rights and interests were recited fully and set forth in their entirety in any such document.

IN WITNESS WHEREOF, Grantor has executed this Grant of Limited Common Element as of the day and year first above written.


James Caruso


Catherine Caruso

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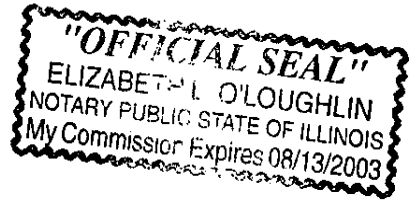
STATE OF ILLINOIS))
COUNTY OF COOK)) SS.

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that James Caruso & Katherine Caruso, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such they appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8 day of November, 2001.

Elizabeth L O'Loughlin
Notary Public

My Commission Expires: _____



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EXHIBIT A

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TO

GRANT OF LIMITED COMMON ELEMENT

Submitted Parcel

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B-54: A LIMITED COMMON ELEMENT AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 00326804 ALL PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 6, 7, 8, 9, AND 10 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-326804, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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