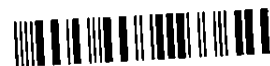


WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

Farallon Development Group, LLC
1 West Superior, Suite 200
Chicago, IL 60610



0011153474

a limited liability company 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, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Alexander Gruzmark and Ilona Gruzmark, as joint tenants

600 North Dearborn, Unit #1705, Chicago, IL 60610 of the County of Cook, to wit:

UNIT 1705 AND PARKING SPACE UNIT P-6 IN FARALLON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY (ALL TAKEN AS ONE TRACT) LYING EAST OF THE WEST 140.00 FEET THEREOF: LOTS 1 THROUGH 6 BOTH INCLUSIVE, IN OGDEN'S SUBDIVISION OF BLOCK 18 IN WOLCOTT'S ADDITION TO CHICAGO, AND LOTS 1 TO 5, BOTH INCLUSIVE, IN JOHN SEBA'S SUBDIVISION OF LOTS 7 AND 8 IN OGDEN'S SUBDIVISION OF BLOCK 18 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 29, 2001 AS DOCUMENT NUMBER 0010802895, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein. This Deed is subject to all rights, easements, covenants, 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:

General Real Estate taxes for the year 2001 and subsequent years; special taxes or assessments for improvements not yet completed; the terms, provisions and covenants of the Condominium Documents recorded as document number 0010802895, and as amended from time to time; easements, covenants, restrictions, agreements, conditions and building lines of record, as amended from time to time; provisions, conditions and limitations of the Zoning and Development Rights Agreement recorded as document number 00817223; provisions, conditions and limitations as created by the Condominium Property Act.

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UNOFFICIAL COPY

Permanent Index Number(s) 17-09-233-015, 17-09-233-016, 17-09-233-017, 17-09-233-018, 17-09-233-019, 17-09-233-020 and 17-09-233-021.

Address(es) of Real Estate: 600 North Dearborn, Unit #1705, Chicago, IL 60610

Dated November 29, 2001.

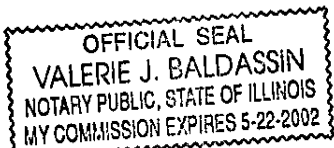
Farallon Development Group, LLC, an Illinois limited liability company


a Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Joel Carlins, personally known to me to be a Manager of Farallon Development Group, LLC, and personally 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 as such Manager, he signed and delivered the said instrument, pursuant to authority given by Farallon Development Group, LLC, as his free and voluntary act, and as the free and voluntary act and deed of said Farallon Development Group, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of November, 2001.
Commission expires 5-22-2002.



Valerie J. Baldassin
Notary Public

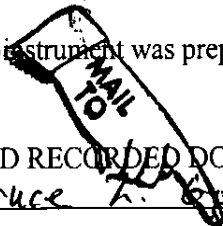
This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

Bruce A. Goldberg
1701 Lake Ave #425
Glenview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:

Alexander Gruzman
1701 Lake Ave
Glenview, IL 60025



UNOFFICIAL COPY

0011153474

CITY OF CHICAGO

CITY TAX



NOV. 30. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003259

REAL ESTATE
TRANSFER TAX

01567.50

FP326675

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV. 30. 01

REVENUE STAMP

0000001412

REAL ESTATE
TRANSFER TAX

00104.50

FP326657

STATE OF ILLINOIS

STATE TAX



NOV. 30. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003550

REAL ESTATE
TRANSFER TAX

00209.00

FP326703

Property of Cook County Clerk's Office