

msc/KCN  
2036567



THIS INSTRUMENT  
PREPARED BY:

LLOYD E. GUSSIS  
ATTORNEY AT LAW  
2524 NORTH LINCOLN  
CHICAGO, IL 60614

WARRANTY DEED

THE GRANTOR, DUNMORE BUILDERS AND GENERAL CONTRACTORS, 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, for and in consideration of Ten (\$10.00) Dollars in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS unto Sean Broderick the real estate commonly known as 943 West Montana, Unit # 3 Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described in Exhibit "A" attached hereto and made a part hereof, TO HAVE AND TO HOLD said premises forever.

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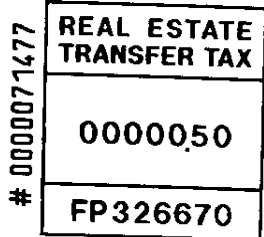
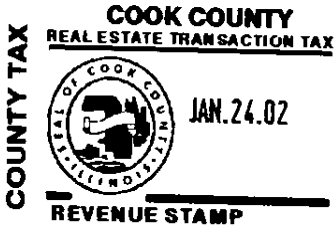
IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its President and attested by its Secretary this 4th day of January, 2002.

ADDRESS: 943 West Montana, Unit # 3, Chicago, Illinois

PTIN: 14-29-427-059-0000

DUNMORE BUILDERS AND GENERAL CONTRACTORS, INC.

By: Catherine P Boyle  
President  
At: Michael Boyle  
Secretary



I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Catherine Boyle and Michael Boyle, personally known to me to be the President and Secretary respectively of Dunmore Builders and General Contractors, Inc., whose names are subscribed to the foregoing instrument, appeared

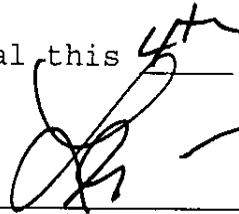
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before me this day in person and acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 5th day of January, 2002.



  
\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

MAIL TO:

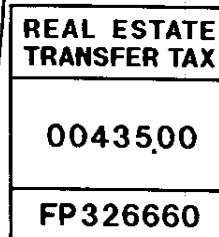
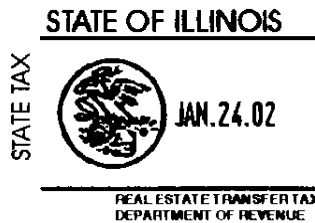
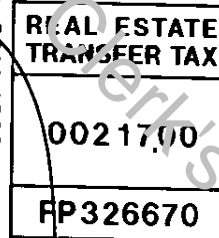
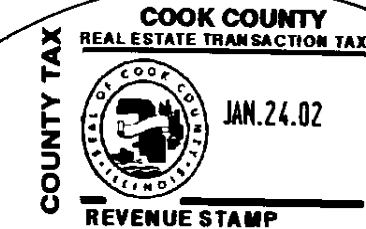
JAMES E. HUSSEY Esq.  
200 W. MADISON #3660  
Chicago, IL 60606

SEND TAX BILL TO:

Sean M. Broderick  
943 W. MONTANA #3  
Chicago, IL 60614

City of Chicago  
Dept. of Revenue  
269795  
01/24/2002 10:07 Batch 11286 8

Real Estate  
Transfer Stamp  
\$3,262.50



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## PARCEL 1:

Unit # 3 in The 943 West Montana Condominiums, as delineated on a survey of the following described real estate:

Lot 43 in the Subdivision of the East 10 acres of Out Lot 19 in the Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 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 as Document No. 0020011482, together with an undivided percentage interest in the Common Elements.

## PARCEL 2:

The exclusive right to the use of Parking Space P-1, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 0020011482.

Grantor also hereby grants to the Grantee, its successors and assigns, 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 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 the Unit either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.