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2002-05-07 12:37:49
Cook County Recorder 25.00

209918



0020522978

WARRANTY DEED

This space reserved for Recorder's use only.

THE GRANTOR, North Town Village, LLC, an Illinois limited liability company, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Ted Stux, married to Allison Goldberg,
434-E W. Armitage
Chicago, Illinois 60614

the following the Real Estate described on Exhibit "A" which is situated in the County of Cook, in the State of Illinois.

SUBJECT TO:(a) general real estate taxes not currently due and payable, (b) the Illinois Condominium Property Act, (c) the Declaration and Common Area Agreement recorded in the office of the Cook County Recorder as Document No. 00195911, (d) applicable zoning and building laws and ordinances, (e) encroachments and easements (none of which shall in any way adversely affect the use and occupancy of the subject unit), (f) acts done or suffered by Purchaser or anyone claiming through the Purchaser (g) liens and other matter of title over which will insure over without cost to grantee, (h) Covenant recorded March 30, 2001 as document number 0010256440 by North Town Village (i) Declaration of Restrictive Covenants Phase II recorded March 20, 2000 as document number 00195906 by NTV II Limited Partnership, North Town Village, LLC, Chicago Housing Authority and United States Department of Housing and Urban Development and (j) North Town Village Redevelopment Agreement recorded March 20, 2000 as document number 00195910 by City of Chicago, NTV Limited Partnership, NTV II Limited Partnership and North Town Village LLC.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

City of Chicago
Dept. of Revenue
277148
05/07/2002 11:53 Batch 11259 27



Real Estate
Transfer Stamp
\$3,326.25

DATED this 6th day of May, 2002.

North Town Village, LLC, an Illinois limited liability company

By: The Kenard Corporation, Manager

By:
Harold Lichterman, President

Box 430

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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 Harold Lichterman, the President of The Kenard Corporation, 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 said instrument was a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

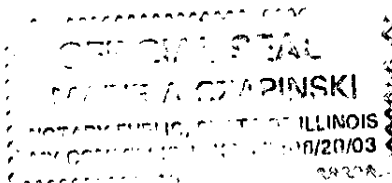
Given under my hand and official seal, this 6th day of May, 2002.

Janice A. Gajda

Notary Public

This instrument was prepared by:

Richard W. Rappold, Esq.
Marks, Marks & Kaplan, Ltd.
120 N. LaSalle Street, Suite 3200
Chicago, Illinois 60602-2401

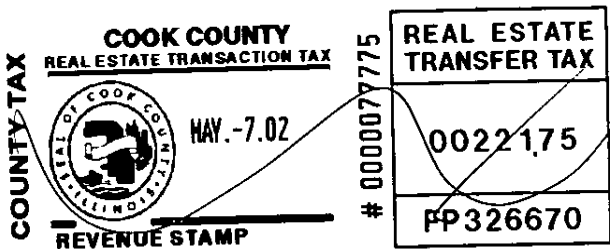
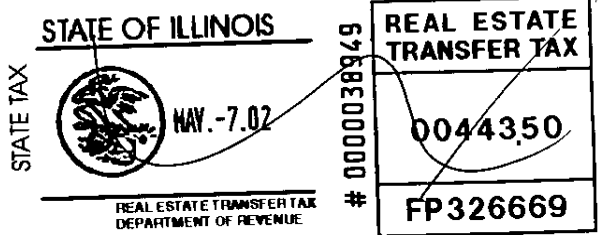


Mail To: BOX 430

Rusty A. Payton, Esq.
2114 W. Roscoe Street
Chicago, Illinois 60618

Send Subsequent Tax Bills To:

Mr. Ted D. Stux
707 W. Blackhawk
Unit 707
Chicago, Illinois 60610



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"EXHIBIT A"

LEGAL DESCRIPTION

UNIT 707 IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 2, 4 THROUGH 25, 27 THROUGH 30, AND 33 THROUGH 38 IN NORTH TOWN VILLAGE, BEING A SUBDIVISION OF PART OF VARIOUS LOTS, BLOCKS, STREETS AND ALLEYS IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS "EXHIBIT C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR NORTH TOWN VILLAGE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010906035, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to grantee and its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration, and grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Warranty Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

PIN NUMBERS:

17-04-113-083 (Lot 2)	17-04-113-096 (Lot 15)	17-04-145-002 (Lot 28)
17-04-113-085 (Lot 4)	17-04-113-097 (Lot 16)	17-04-145-003 (Lot 29)
17-04-113-086 (Lot 5)	17-04-113-098 (Lot 17)	17-04-145-004 (Lot 30)
17-04-113-087 (Lot 6)	17-04-144-001 (Lot 18)	17-04-145-007 (Lot 33)
17-04-113-088 (Lot 7)	17-04-144-002 (Lot 19)	17-04-145-008 (Lot 34)
17-04-113-089 (Lot 8)	17-04-144-003 (Lot 20)	17-04-145-009 (Lot 35)
17-04-113-090 (Lot 9)	17-04-144-004 (Lot 21)	17-04-145-010 (Lot 36)
17-04-113-091 (Lot 10)	17-04-144-005 (Lot 22)	17-04-145-011 (Lot 37)
17-04-113-092 (Lot 11)	17-04-144-006 (Lot 23)	17-04-145-012 (Lot 38)
17-04-113-093 (Lot 12)	17-04-144-007 (Lot 24)	
17-04-113-094 (Lot 13)	17-04-144-008 (Lot 25)	
17-04-113-095 (Lot 14)	17-04-145-001 (Lot 27)	