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WARRANTY DEED

CATALPA GROUP. Grantor. L.L.C., an Illinois limited liability company, for and in consideration of the sum of Ten and no/100 Dollars hand paid, (\$10.00),in does CONVEY AND WARRANT unto Grantees, BETHANY CASSAR and KEVIN CASSAR, not as tenants in common, but as tenants by the entirety, both having an address of 226 N. Clinton, Chicago, IL, 60661, the real estate situated in the County of Cook and State of Ulinois, legally described on Exhibit A., attached hereto and by this referer co made a part hereof.

4130/0198 18 001 Page 1 of 3 **2002-05-31 11:37:25** Fook County Recorder 25.50



STEWART TITLE OF ILLINOIS 2NORTH LaSALLE STREET, SUITE 1920 CHICAGO. IL 60602 30

Together with all and singular he editaments and appurtenances belonging there, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of Grantor, either at law or in equity, of, in and to the said legally described property, with the hereditaments and appurtenances; further, together with, as rights and easements appurtenant to the legally described property, the rights and easements for the benefit of said premises 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; SUBJECT TO only general real estate taxes not yet due and payable as of the date hereof, all rights, easements, restrictions, conditions and reservations of record, private and public utility easements, applicable zoning and building laws or ordinances, and existing leases and tenancies (the "Permitted Exceptions").

PERMANENT REAL ESTATE INDEX NUMBERS: 14-07-206-011-0000 (affects underlying land only); 1733 W. Catalpa, Unit 1S, Chicago, Illinois 60640.

TO HAVE AND TO HOLD the said property, with the appurtenances, unto Grantees, their successors and assigns, forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantees, for themselves and their successors, that it has not done or suffered to be done, anything whereby the said property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against the lawful claims of all persons, subject to only the Permitted Exceptions.

[Signature on following page] * wife and husband, husband and wife,

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the 17th day of April, 2002.

CATALPA GROUP, L.L.C., an Illinois limited liability company

By:

Jefftey Michael, its Member

STATE OF ILLINOIS

) SS

COUNTY C. COOK

I, the undersigned, a Notary Public in the State and County aforesaid, do hereby certify that JEFFREY MICHAEL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that he signed and instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal; this 17th day of April, 2002.

Notary Public

This instrument prepared by: Jeffrey E. Michael, Esq. 3951 W. Dempster Street Skokie, IL 60076

After recording mail and send tax bills to:

Bethany and Kevin Cassar 1733 W. Catalpa, Unit 1S Chicago, IL 60640 "DFFICIAL SEAL"
Maura E. Shea
Nota y Public, State of Illinois
My Commission Exp. 08/07/2005



REAL ESTATE TRANSFER TAX

0146250

FP 102807



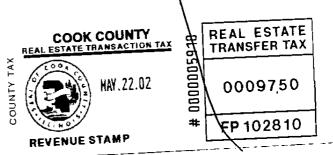


NAY.22.02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



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EXHIBIT A LEGAL DESCRIPTION

Parcel 1: UNIT 1S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CATALPA PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0020404179, ON LOT 36 AND THE WEST ½ OF LOT 37 IN BLOCK 2 IN SUMMERDALE PARK, A SUBDIVISION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 4, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020404179.

Grantor also hereby grants to the grantee, it successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and assements for the benefit of said unit set forth in the declaration of condominium; and grantor also hereby 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 herein.

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