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2002-06-06 12:41:33
Cook County Recorder 25.00

TJH 17370 172UP
WARRANTY DEED



This Indenture, made this 23rd day of May, 2002, between HELPE ENTERPRISES, L.L.C., an Illinois Limited Liability Company organized and licensed to transact business in the State of Illinois under and by virtue of the laws of the State of Illinois, party of the first part, and James E. Flowers, a single person party of the second part

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 00/100 Dollars (10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the President and Secretary thereof, by these presents does FEMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

PARCEL 1: UNIT 3N IN THE 1526-28 NORTH MOHAWK CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
LOT 19 & 20 IN W.L. NEWBERRY'S SUBDIVISION OF BLOCK 4 OF STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY HELPE ENTERPRISES, L.L.C., RECORDED ON MAY 13, 2002 AS DOCUMENT NUMBER 002-0542767, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-6, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 002-0542767.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,

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and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) Applicable Zoning and Building Laws and Ordinances;
- (d) Roads and Highways, if any;
- (e) Unrecorded public utility easements, if any;
- (f) Grantee's Mortgage, if any;
- (g) Plats of dedication and covenants thereof, if any;
- (h) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

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Permanent Real Estate Index Number(s): 17-04-108-027-0000
17-04-108-028-0000

Address of Real Estate: 1526-28 N. Mohawk Street, #3N, Chicago,


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.

In Witness Whereof, the affiant has caused his signature to be affixed hereto, this 23rd day of May, 2002.

HELPE ENTERPRISES, L.L.C.
an Illinois Limited Liability Company

By:

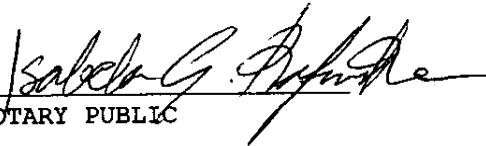

Manager/Member

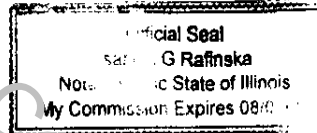
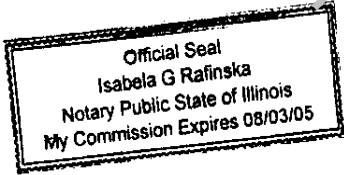
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State of Illinois)) ss.
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Fintan McCarthy** personally known to me to be the Manager of **HELPE ENTERPRISES, L.L.C.**, 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 severally acknowledged that they signed and delivered the said instrument as **HELPE ENTERPRISES, L.L.C.**, and caused the company seal of said corporation to be affixed thereto, pursuant to authority, given by the managers of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23rd day of May, 2002.



NOTARY PUBLIC

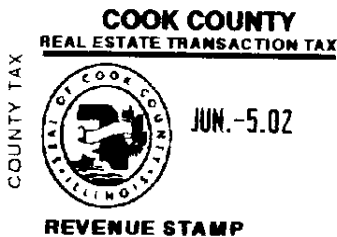


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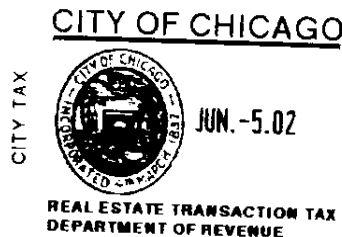
MAIL TO:
LAW OFFICE OF JUDY L. DeANGELIS
767 WALTON LANE
GRAYSLAKE, IL. 60030

TAXES TO:
JAMES E FLOWERS
1526-28 N. MOHAWK #3N
CHICAGO IL. 60610

STATE OF ILLINOIS		# 0000029943	REAL ESTATE TRANSFER TAX
STATE TAX	 JUN.-5.02		0075200
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 102808



# 0000030037	REAL ESTATE TRANSFER TAX
	0037600
	FP 102802



# 0000014970	REAL ESTATE TRANSFER TAX
	0564000
	FP 102805