Cook County Recorder



WARRANTY DEED

STATUTORY (ILLINOIS) CORPORATION TO INDIVIDUAL

THE GRANTOR, MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

THOMAS C. FLAHERTY and MARIJE TER ELLEN and of 403 HIGHLAND AVE., BOULDER, CO

not as Tenants in Common but as Joint Tenants, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-04-220-049

247 W. SCOTT STREET, #406 & P-25 Address of Real Estate: Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Stacey L. Thomas, Vice-President of MCL Companies of Chicago Inc., General Partner of MELK DEVELOPMENT/MCL SCOTT SFLOWICK, L.P., this 31st day of August, 2001.

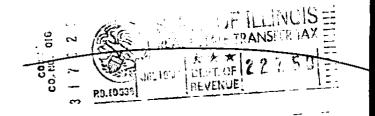
MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., an Illinois Limited Partnership

By: MCL Companies of Chicago, Inc.,

an Illinois Corporation

Its: General Partner

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STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stacey L. Thomas personally known to me to be the Vice-President of MCL Companies of Chicago, Inc., General Partner of MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., 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 the Vice-President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on August 31, 2001.

IMPRESS NOTARIAL SEAL HERE "OPPICIAL SEAL"

LYN WALSH

Notary Public, State of Illinois

My Commissior Exp res 09/19/04

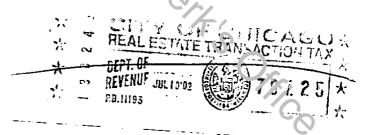
Notary Public

My Commission Expires

This instrument was prepared by Stacey L. Thomas, 455 E. Illinois Street, Suite 565, Chicago, Illinois 60611.

REAL ESTATE TRANSACTION TAX **

REVENUE JULIO 02 988.00 **



Mail to: Kimberlie King Diane Morris & Heckscher 227 West Monroe, #3400 Chicago II. 60606

Send subsequent Tax Bill To:
TOM Flahory & Marye ter Ellen
403 Highland Av.
Boulder CO 80302

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LEGAL DESCRIPTION

PARCEL 1:

Unit # 406 & P-25 IN THE OLD TOWN SQUARE MIDRISE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 10 IN OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBNS IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT " " TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 17, 2001 AS DOCUMENT NUMBER 10308735, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS SET FORTH IN EASEMENT AGREEMENT RECORDED APRIL 17, 2001 AS DOCUMENT NUMBER 10308736.

GRANTOR ALSO HEREBY CRANTS 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 OF LASEMENTS 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 PECITED AND STIPULATED AT LENGTH HEREIN.