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2002-07-30 10:00:06  
Cook County Recorder 25.58



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Property of Cook County Clerk's Office

**ERIE ON THE PARK CONDOMINIUM  
WARRANTY DEED**

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This Warranty Deed is made this 10<sup>th</sup> day of July, 2002, between Smithfield Properties X, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (the "Grantor") and John Sebastian and Helen M. Sebastian, 1964 Howell Branch #107, Winter Park, Florida 37292 (the "Grantees").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto John Sebastian and Helen M. Sebastian, not as tenants in common, but as joint tenants with right of survivorship, and to their heirs and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

Residential Unit 905 and Parking Unit 4-45 in Erie on the Park Condominium as delineated on the survey attached as Exhibit B to the Declaration of Condominium Ownership for Erie on the Park Condominium made by Smithfield Properties X, L.L.C. which Declaration was recorded on July 12, 2002 with the Recorder of Cook County, Illinois as Document Number 0020765722, together with its undivided percentage interest in the common elements of said condominium in the following described parcel of real estate:

A portion of Lots 6, 7, 8, 9, 10, 11, 12, 20, 21, 22, 23, 24, 25, 26 together with part of the vacated 18 foot alley adjoining said Lots in Block 12 (taken as a tract) in Higgins, Law and Company's Addition to Chicago in the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Note: The North line of said tract is "Due East-West" for the following courses: beginning at a point in the North line of said Lot 8, said point being 41.38 feet West of the Northeast corner of said Lot 7; Thence South 34 degrees 27 minutes 07 seconds East, 73.29 feet to a point in the East line of said Lot 7, said point being 60.44 feet South of the Northeast corner of said Lot 7; Thence South 0 degrees 04 minutes East along said East line of Lot 7, 3.41 feet to a point that is 36 feet North of the Southwest corner of said Lot 6; Thence South 33 degrees 44 minutes East, 43.29 feet to the Southeast corner of Lot 6; Thence South 40 degrees 29 minutes 40 seconds East, 23.67 feet to a point in the North line of said Lot 24, said point being 56.67 feet West of the Northeast corner of said Lot 26; Thence South 34 degrees 27 minutes 07 seconds East 100.34 feet to a point in the East line of said Lot 26, said point being 82.74 feet South of the Northeast corner of said Lot; Thence South 0 degrees 04 minutes East on the East line of said Lot 17.11 feet to the Southeast corner thereof; Thence due West on the South line of said tract, 89.35 feet to a point that is 54.65 feet East of the Southwest corner of said Lot 21; Thence North 34 degrees 23 minutes West 263.79 feet to a point in the North line of said Lot 12, said point being 1.94 feet East of the Northwest corner of said Lot; Thence due East on the North line of said tract, 100.68 feet to the point of beginning, in Cook County, Illinois.

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Grantor also hereby grants to the Grantees, their successors and assigns, the rights and easements set forth in said Declaration 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 the Declaration for the benefit of the remaining property therein described.

The Warranty 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.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2001 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium; and (vi) the Condominium Property Act of Illinois.

IN WITNESS WHEREOF, Smithfield Properties X, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES X, L.L.C., an Illinois limited liability company

By: Wooton Construction, Ltd., its Manager

By: Charles Alexander  
its: Attorney in fact

This instrument was prepared by:

Charles E. Alexander, P.C.  
400 W. Huron Street  
Chicago, Illinois 60610

Permanent Index Number: /

17-09-500-018-0000; 17-09-122-006-0000

Street Address:

510 W. Erie, Unit 905 and Parking Unit 4-45  
Chicago, Illinois 60610

After recording mail to:

Anthony Catullo  
18141 Dixie Highway, Suite 108  
Homewood, Illinois 60430

Send subsequent tax bills to:

John Sebastian and Helen M. Sebastian  
~~510 W. Erie Street, Unit 905~~  
~~Chicago, Illinois 60610~~

1964 Howell Branch Rd #107  
WINTER PARK, FL 32792

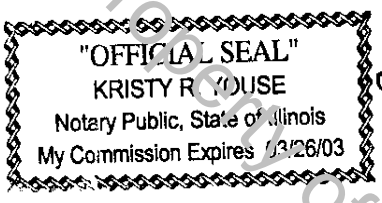


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State of Illinois )  
 ) SS  
 County of Cook )

Kristy Youse, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Charles E. Alexander, as Attorney in Fact for Wooton Construction, Ltd., as Manager of Smithfield Properties X, L.L.C. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19<sup>th</sup> day of July, 2002.



*[Handwritten Signature]*  
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 Notary Public

STATE TAX

STATE OF ILLINOIS

JUL 24 02

REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000004418

REAL ESTATE TRANSFER TAX
00370.00
FP326703

COUNTY TAX

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX

JUL 24 02

REVENUE STAMP

# 0000002283

REAL ESTATE TRANSFER TAX
00185.00
FP326657

CITY TAX

CITY OF CHICAGO

JUL 24 02

REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000004082

REAL ESTATE TRANSFER TAX
02775.00
FP326675

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