

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

2040599
MTC/KW



THE GRANTOR, **Lawndale-Ainslie Developers, Inc.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Wojciech Kozlowski

Address: 5953 North Winthrop, Unit 5953-3W, Chicago, Illinois
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate:

UNIT(S) 5953-3W
5953-55 N. WINTHROP AVE.
CHICAGO, ILLINOIS 60660

3m

Permanent Real Estate Index Number:

14-05-213-011-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 30th day of July, 2002.

LAWNDALE-AINSLIE DEVELOPERS, INC.,
an Illinois corporation

BY: [Signature]
Its President

ATTEST: [Signature]
Its Secretary

City of Chicago
Dept. of Revenue
284496



Real Estate
Transfer Stamp
\$900.00

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that RYSZARD ZEJER, personally known to me to be the President of LAWNSDALE-AINSLIE DEVELOPERS, INC., an Illinois corporation, and ARTHUR WOLAN, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their 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, this 30th day of July, 2002.



[Signature]
NOTARY PUBLIC

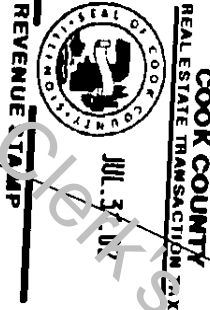
Prepared By:
Law Offices of Steven E. Moltz
79 West Monroe, Suite 826
Chicago, Illinois 60603

Mail To:
Walter Rohn
6300 N. Milwaukee Ave.
Chicago, IL 60646

Name and Address of Taxpayer:
Wojciech Kozlowski
5953-55 North Winthrop, Unit 5953-3W
Chicago, Illinois



COUNTY TAX



0000084163

FP 326670
00060.00
REAL ESTATE TRANSFER TAX

STATE TAX



JUL 31 02

STATE OF ILLINOIS

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000042819

FP 326660
00120.00
REAL ESTATE TRANSFER TAX

Legal Description

PARCEL ONE:

UNIT 5953-3W IN THE WINTHROP BY THE LAKE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN BLOCK 4 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, SAID ADDITION BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED WEST 1,320 FEET OF THE SOUTH 1,913 FEET THEREOF, ALSO EXCEPTING THE RIGHT OF WAY OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020653439 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 5-12, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0020653439.

ADDRESS: 5953-55 N. Winthrop Ave., Unit 5953-3W, Chicago, IL 60660
P.I.N: 14-05-213-011-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded June 11, 2002, as Document number 0020653439 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser; (i) existing leases and tenancies.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.