

WARRANTY DEED

THE GRANTOR, 2859 W. Palmer, LLC, an Illinois Limited Liability Company, 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 (\$10.00) DOLLARS in hand paid, and pursuant to authority given by the Member of said limited liability company, with its principal place of business in the County of Cook, City of Chicago and State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid CONVEYS and WARRANTS to the GRANTEE, G. Curtis Myers, a single man, as resident of the city of Chicago, County of Cook, State of Illinois,



The following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

Unit 2859-G in the 2859 W. Palmer Condominium, as delineated on a survey of the following described tract of land: Lot 5 (except the East 13.25 feet thereof) and Lot 6 (except the West 20 feet thereof) in Block 2 in Town of Schleswig in the Northwest 1/4 of Section 36, Township 40 North, Range 17, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document number 0020486329; together with its undivided percentage interest in the Common Elements in Cook County, Illinois

[The Exclusive right to use of parking space P 8 as a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0020486329.]

COMMON ADDRESS: 2859-61 W. Palmer, Chicago, Illinois 60647. PIN: 13-36-111-002-0000

2859 G W. Palmer, Chicago, IL

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, unto the Grantees, her heirs and assigns forever. There are no tenants currently occupying the aforementioned unit. And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, his 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 incumbered 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: (a) General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Condominium Property Act of the State of Illinois; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendment and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easement, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser; (n) encroachments, if any; AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 for itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described herein.

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.

2859 W. Palmer, LLC, an Illinois Limited Liability Company;
By: Oakleaf Properties, LLC

Dated this 30 day of July, 2002.

BY:
Mark Fishman, Member

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2859 W. Palmer, LLC
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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 Mark Fishman 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and Deed of said Company, for the uses and purposes set forth.

GIVEN under my hand and notarial seal this 20th day of July, 2002.

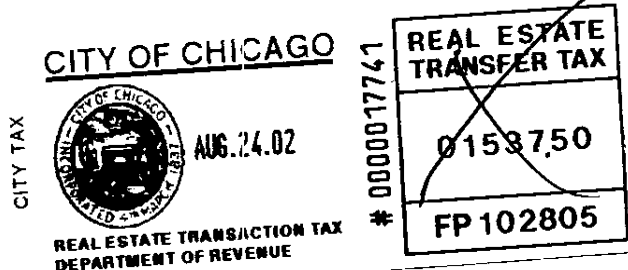
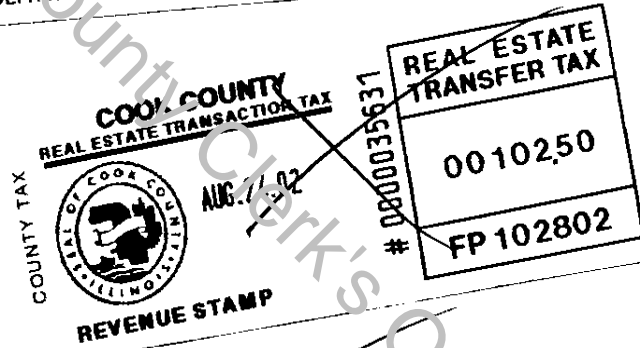
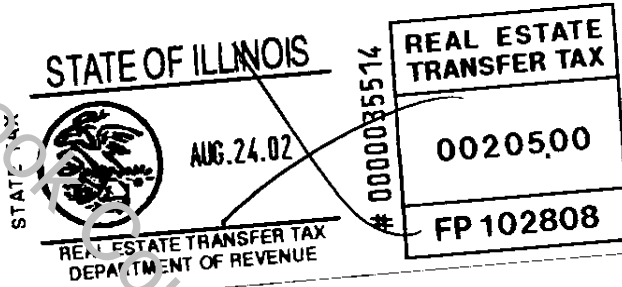



Notary Public

Name of Person Preparing Deed.
Levenfeld Pearlstein
211 Waukegan Road, Suite 300
Northfield, Illinois 60093-2747
Tel.: (847) 441-7676

Name of New Taxpayer
G. Curtis Myers
2859 W. Palmer
Unit G
Chicago, IL 60647

Name of Buyers Attorney
John Garrow
300 E. Roosevelt Rd.
Wheaton, IL 60187



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