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WARRANTY DEED

ILLINOIS STATUTORY

0021221890

2967/0488 18 001 Page 1 of 3
2002-11-05 14:16:46
Cook County Recorder 50.00



0021221890

RECORDER'S STAMP

MAIL TO:

Cherie Thompson, Esq.
Thompson & Thompson
19 S. LaSalle Street, Suite 302
Chicago, IL 60603

NAME & ADDRESS OF TAXPAYER:

Elizabeth Marie Darby
2319 N. Hamilton
Unit 1
Chicago, IL 60647

7941183 CTIC Ave 10th Nov

THE GRANTOR, TS VENTURE LIMITED PARTNERSHIP, an Illinois limited partnership, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Elizabeth Darby, 5235 N. Ravenswood, #4, Chicago, IL 60640 of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

See attached Exhibit A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-31-108-026

Property Address: Unit 1, 2319 N. Hamilton, Chicago, Illinois, 60647

Dated this 31st day of August, 2001.

TS VENTURE LIMITED PARTNERSHIP, an Illinois limited partnership

By: Entropy, Inc., its general partner

By: Richard A. Feingold
Richard A. Feingold, President

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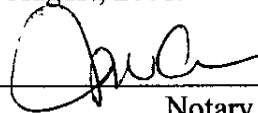
BOX 333-CTI

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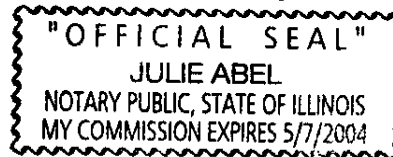
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Richard A. Feingold, President of Entropy, Inc., the general partner of **TS VENTURE LIMITED PARTNERSHIP**, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing Agreement, appeared before me this day in person and acknowledged that he signed and delivered the said Agreement as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of August, 2001.

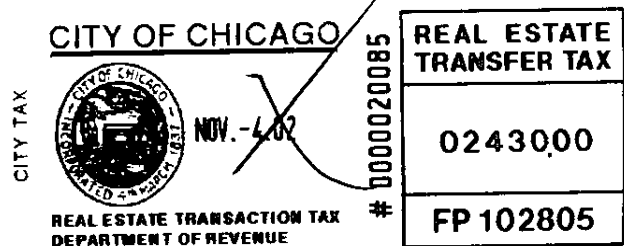
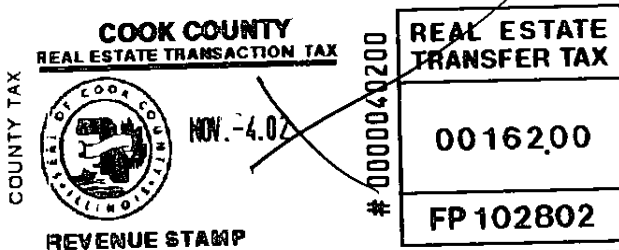
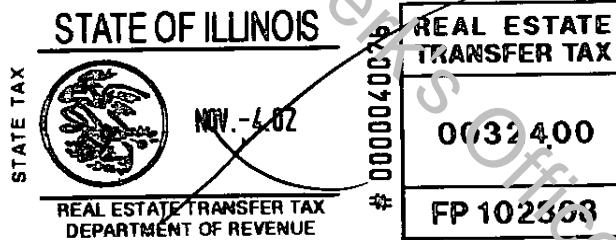


Notary Public



NAME AND ADDRESS OF PREPARER:

Glen R. Cornblath, Esq.
Krasnow Sanberg Cornblath & Hobbs
500 North Dearborn, Second Floor
Chicago, Illinois 60610
(312) 755-5700



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EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT;

LOTS 27, 28, AND 29 (EXCEPT THAT PART OF LOTS 27, 28, AND 29 NORTHEAST OF A LINE DRAWN FROM A PART ON THE NORTH LINE OF LOT 29, WHICH LOT IS IMMEDIATELY NORTH OF LOT 28, AFORESAID, 50 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT OF THE EAST LINE OF LOT 27 AFORESAID, 4 FEET SOUTH OF THE NORTHEAST CORNER THEREOF) IN BLOCK 5 IN VINCENT, IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 29; THENCE SOUTH 89 DEGREES 28 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 28 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 20.65 FEET; THENCE SOUTH 53 DEGREES 40 MINUTES 40 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 16.27 FEET;

THENCE SOUTH 36 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 2.84 FEET;
THENCE SOUTH 00 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 10.30 FEET;
THENCE NORTH 89 DEGREES 29 MINUTES 46 SECONDS WEST, A DISTANCE OF 32.40 FEET;
THENCE NORTH 00 DEGREES 34 MINUTES 59 SECONDS EAST, A DISTANCE OF 22.13 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF 2319 PARCEL AS DESCRIBED IN DECLARATION OF EASEMENT AGREEMENT DATED JUNE 1, 2001 AND RECORDED - AS DOCUMENT NUMBER - FOR THE PURPOSE OF PEDESTRIAN ACCESS ON, OVER AND ACROSS THE NORTHERLY .73 FEET OF 2317 PARCEL AS DEFINED THEREIN.

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