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2003-02-10 10:52:59

Cook County Recorder

28.00

PREPARED BY:

Joshua Hanna, Esq.
Lord, Bissell & Brook
115 South LaSalle Street
Chicago, Illinois 60603



SEND SUBSEQUENT TAX BILLS TO:

Patrick Arbor
180 E. Pearson Street #5705
Chicago, Illinois 60611

UPON RECORDING MAIL TO:

Vanessa C. Fry, Esq.
Diambri & Caravello
300 Green Bay Road
Highwood, Illinois 60040

80-79-672 Div. 2 Gault

WARRANTY DEED

A widower

THE GRANTOR WILLIAM A. ANDERSON of City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid,

CONVEYS AND WARRANTS to PATRICK ARBOR residing at 4700 Winnetka Avenue, Winnetka, IL 60093 all interest in the following described real estate, situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Address of Property: 180 E. Pearson Street #5705, Chicago, Illinois 60611

Permanent Index Number: 17-03-226-065-1169.

More particularly described on Exhibit A attached hereto and made a part hereof.

SUBJECT TO: (a) general real estate taxes for 2002 and subsequent years; (b) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; (c) public and utility easements including any easements established by or implied from the Declaration of Condominium of amendments thereto; (d) party wall rights and agreements; (e) limitations and conditions imposed by the Condominium Property Act; and (f) installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

SIGNATURE PAGE TO FOLLOW

BOX 333-CTT

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 5705, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN CALLED CONDOMINIUM PROPERTY) IN COOK COUNTY, ILLINOIS:

LOTS 4 THROUGH 18, BOTH INCLUSIVE, AND INCLUDING LOTS 7-"A", 7-"B", 7-"C", 7-"D", 7-"E", 7-"F", 11-"A", 11-"B", IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MARBAN RESUBDIVISION RECORDED DECEMBER 30, 1975 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 23339677, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENT, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM, CHICAGO, ILLINOIS, (HEREIN CALLED DECLARATION), RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ON MARCH 29, 1976 AS DOCUMENT NUMBER 23432350; AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE CONDOMINIUM PROPERTY (EXCEPTING FROM THE CONDOMINIUM PROPERTY ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.