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03/17/03 05:00:01 Page 1 of 3  
2003-01-22 15:50:26  
Cook County Recorder 28.00

WARRANTY DEED



The Grantor, Madison Manor 2 Development LLC, an Illinois Limited Liability Company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby warrant and convey unto Laura A. Maurer, of 14 N. Peoria, 3H, Chicago Illinois 60607, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

c/k/a Parking Space P-65, 910 West Madison Street, Chicago, Illinois 60607

PIN# 17-08-448-004-0000 (affects this and other land).

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

SUBJECT TO: (1) general real estate taxes for 2002 and subsequent years; (2) the Condominium Property Act; (3) the Declaration of Condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) easements, agreements, conditions, covenants and restrictions of record, if any; (7) leases and licenses affecting the Common Elements.

DATED this 6th day of January 2003

Madison Manor 2 Development LLC,  
an Illinois Limited Liability Company

BY: [Signature] (SEAL)  
Its: Manager

BOX 333-CTI

8079429 23000417 law nw esp no absolute

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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 Robert Berry, Manager of Madison Manor 2 Development LLC, an Illinois Limited Liability Company, a person 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, as such Manager for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of January, 2003.



Lisa Mancini  
Notary Public

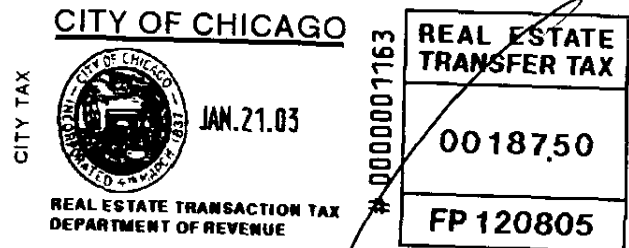
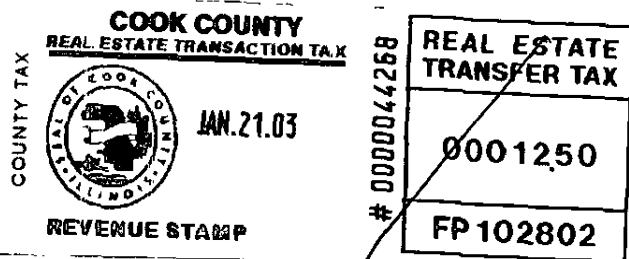
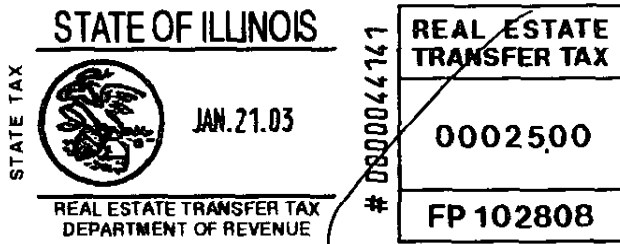
This instrument was prepared by Bryce, Downey, Murray, Jensen & Mikus LLC, 312 W. RANDOLPH, SUITE 200, CHICAGO, ILLINOIS, 60606

MAIL TO:

John Kakacek  
53 W. Jackson, Ste 504  
Chicago, Illinois 60604

SEND SUBSEQUENT TAX BILLS TO:

Laura Maurer  
14 N. Peoria, 3H  
Chicago, Illinois 60607



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PARKING UNIT P-65 IN THE MADISON MANOR 2 CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 10, INCLUSIVE, IN WILLIAM HALE THOMPSON'S SUBDIVISION OF LOTS 17 TO 26, INCLUSIVE, IN S.F. GALE'S SUBDIVISION OF BLOCK 52 OF CARPENTER'S ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2001 AS DOCUMENT 0010558081, AND FIRST AMENDMENT RECORDED AS DOCUMENT 0020105051 AND SECOND AMENDMENT RECORDED AS DOCUMENT 0020848631 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

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 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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.