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2003-01-27 14:30:17
Cook County Recorder 29.50

WARRANTY DEED

STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY
TO INDIVIDUAL)



THE GRANTOR, 1465 W. CARMEN, 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 the sum of TEN (10.00) and
00/100 DOLLARS and other good and
valuable consideration, in hand paid and pursuant to the authority of the Managing Member of said Limited
Liability Company, CONVEYS AND WARRANTS TO:

(above space for recorder only)

Peter J. Falconer
769 W. Melrose
Chicago, Illinois 60657

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

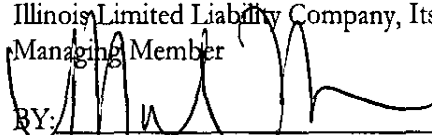
SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF AS EXHIBIT A.

PIN: 14-08-307-008

Common Address: 1465 W. Carmen, #3W, Chicago, Illinois 60640

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for
improvements not yet completed and other assessments or installments thereof not due and payable at the
time of closing; (3) applicable zoning and building laws or ordinances; (4) utility easements, covenants,
conditions, restrictions, easements, and agreements of record which do not affect habitability; (5) provision of
the Condominium Property Act of Illinois; (6) the Declaration of Condominium; (7) reservation by Seller to
itself and its successors and assigns, for the benefit of all unit owners at the Condominium, of the rights and
easements set forth in the Declaration.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing
Member this 22nd day of January, 2003.

1465 W. Carmen, LLC, an Illinois
Limited Liability Company,
BY: JMM Developments, LLC, an
Illinois Limited Liability Company, Its
Managing Member
BY: 
Marla Mason, Its Managing Member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

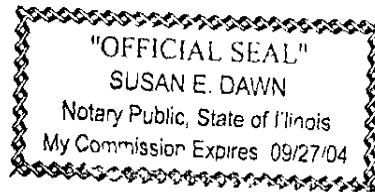
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marla Mason, Managing Member of JMM Developments, LLC, the Managing Member of 1465 W. Carmen, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Managing Member that she signed, sealed and delivered the said instrument pursuant to authority given by the Managing Member as her free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 27 day of January, 2003.

My commission expires:



Notary Public



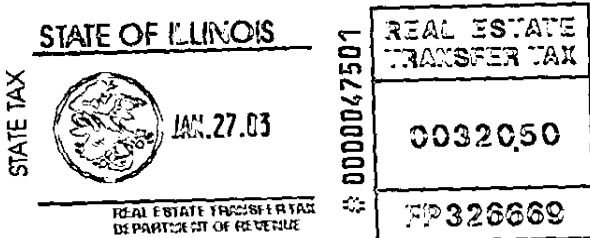
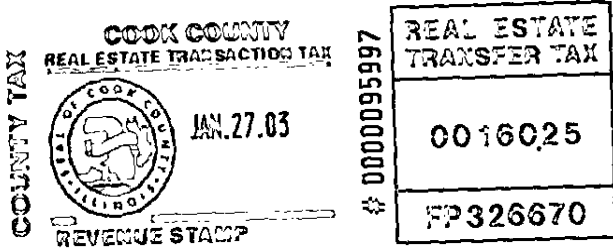
This Instrument was prepared by Pantec, Dawn & Associates, 70 W. Madison, Suite 610, Chicago, IL 60602.

After recording
Mail to:

Send subsequent tax bills to:

Dean Kalamatianos
2824 W. Diversey
Chicago, IL 60647

Peter J. Falconer
1465 W. Carmen, #3W
Chicago, Illinois 60640



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
298823 \$2,403.75
01/27/2003 13:18 Batch 02509 17



EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3W AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 39 (EXCEPT THE SOUTH 10 FEET THEREOF TAKEN FOR ALLEY) IN THE SUBDIVISION OF BLOCK 6 IN CHYTRAU'S ADDITION TO ARGYLE AND LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 1465 W. CARMEN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0021164178, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

The exclusive right to use Storage Space S-3 and parking space P-1, a limited common element as delineated on the survey attached to the Declaration of Condominium recorded as Document 0021164178.

PERMANENT INDEX NO.: 14-08-307-008

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 describe 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.