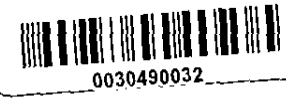


WARRANTY DEED

UNOFFICIAL COPY

0030490032
4411/0045 49 001 Page 1 of 2
2003-04-11 09:12:01
Cook County Recorder 26.50



THE GRANTOR, Development Consolidation Partners Series IV, LP, an Illinois Limited Partnership, 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 General Partner of said Limited Partnership, CONVEYS AND WARRANTS TO: Wesley A. Breton and Angela M. Lucas, not as Tenants in Common, but as Joint Tenants with Rights of Survivorship of 1087 N. Paulina Street #2, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

2046404 MTC Tm9 10/03

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):
17-06-202-040-0000

Common Address 1502 N. Wood Street, Unit 2/P-2
Chicago, Illinois

(above space for recorder only)

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) encroachments, utility easements, covenants, conditions, restrictions, easements and agreements of record; (5) the Declaration and all amendments and exhibits thereto; (6) provisions of the Condominium Property Act of Illinois; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member this 3rd day of April, 2003.

City of Chicago
Dept. of Revenue
304817
04/10/2003 10:48 Batch 07239 39



Real Estate
Transfer Stamp
\$2,662.50

Development Consolidation Partners Series IV, LP
Illinois Limited Partnership
By: McHugh Development, Inc., an Illinois corporation
As: General Partner
Paul McHugh
Paul McHugh, Its President

2

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 Paul McHugh, as President of McHugh Development, Inc., the General Partner of Development Consolidation Partners Series IV, LP, 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 in such capacity he signed, sealed and delivered the said instrument pursuant to authority given, as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 3rd day of April, 2003.

Gretchen R. Vaughn
Notary Public

"OFFICIAL SEAL"
Gretchen R. Vaughn
Notary Public, State of Illinois
My Commission Expires: 10-29-03

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Lincoln Ave., Suite 100, Chicago, IL.

Mail to:
Send subsequent tax bills to:
Wesley Breton and Angela Lucas
1502 N. Wood Street Unit 2
Chicago, Illinois 60622



UNOFFICIAL COPY

Legal Description

PARCEL 1:

UNIT 2 IN THE 1502 N. WOOD CONDOMINIUMS AS DELINIATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 29 IN BLOCK 1 IN PICKET'S 2ND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030341873, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

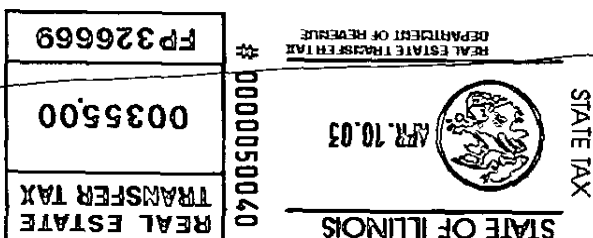
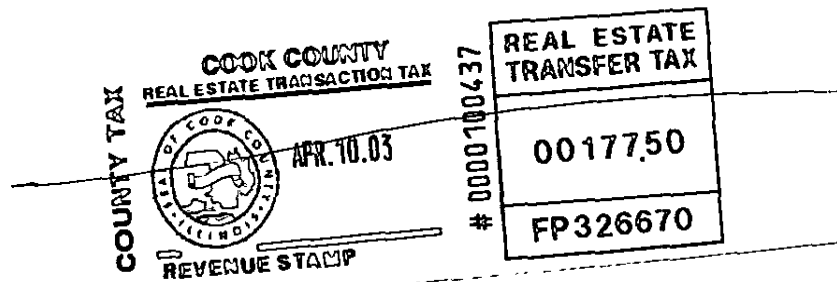
THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINIATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0030341873.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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 DESCRIBED 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.

Commonly known as 1502 N. Wood Street, Chicago, Illinois

PIN: 17-06-202-040-0000



0030490032