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2000-05-25 10:34:46
Cook County Recorder 27.00

WARRANTY DEED
ILLINOIS STATUTORY



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THE GRANTOR, 1540 State Parkway Garage Association, an Illinois non-for-profit corporation, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Dion Cheronis as Trustee of the Trust of Dion Cheronis dated October 1, 1998

(GRANTEE'S ADDRESS) 1540 North State Parkway, Unit 13ACD, Chicago, Illinois 60610 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Permanent Real Estate Index Number(s): 17-04-210-027-1062
Address(es) of Real Estate: 1540 North State Parkway, Unit G-3, Chicago, Illinois 60610

Dated this 20 day of April, 2000.

1540 STATE PARKWAY CONDOMINIUM ASSOCIATION

By: Lawrence Lipkin, President

Exempt under provisions of Section 31-45, paragraph (e) of the Real Estate Recordation and Transfer Tax Act.

Buyer, Seller or Representative

BOX 333-CTI

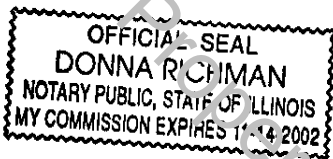
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STATE OF ILLINOIS, COUNTY OF COOK ss.

00381443

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Lawrence Lipkin, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of April, 2000.



Donna Richman (Notary Public)

Prepared By: Donna J. Richman
Levenfeld, Pearlstein, Glassberg, Truchman, Bright
Goldstein & Schwartz, L.L.C.
33 W. Monroe Street, 21st Floor
Chicago, Illinois 60603

Mail To:
Dion Cheronis
1540 North State Parkway, Unit 13ACD
Chicago, Illinois 60610

Name & Address of Taxpayer:
Dion Cheronis
1540 North State Parkway, Unit 13ACD
Chicago, Illinois 60610

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EXHIBIT "A"

Legal Description

G-3 in 1540 North State Parkway Condominium Association, as delineated on the Plat of Survey attached as Exhibit A to the Declaration of Condominium Ownership for 1540 North State Parkway Condominium Association, recorded in the Cook County Recorder's Office as Document No. 22947005 of the following described parcel of real estate:

PARCEL 1

Sub Lot 6 of Lot A in Block 1 in Subdivision of Lot A in Block 1 and of Lot A in Block 2 in Catholic Bishop of Chicago Subdivision of Lot 13 in Bronson's Addition; ALSO

PARCEL 2

Lots 7 and 8 in the Subdivision of Lot A in Block 1 in the Subdivision by the Catholic Bishop of Chicago of Lot 13 in Bronson's Addition to Chicago all in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) Declaration of Covenants, Conditions, Restrictions and Easements and By-Laws for the 1540 State Parkway Garage Association (j) general taxes for the year 1999 and subsequent years; (k) installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

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STATEMENT BY GRANTOR AND GRANTEE 00381443

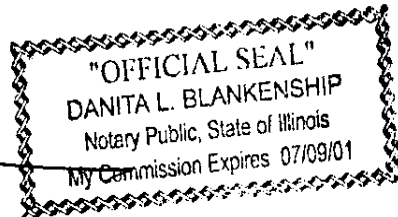
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/16, 2000

Signature: Douna Richman, atty
Grantor or Agent

Subscribed and sworn to before
me this 16 day of May, 2000.

Notary Public Danita L. Blankenship



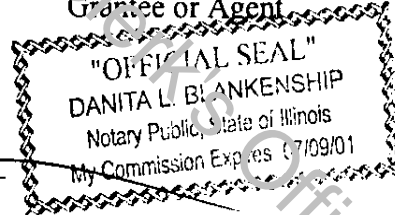
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/16, 2000

Signature: Douna Richman, atty
Grantee or Agent

Subscribed and sworn to before
me this 16 day of May, 2000.

Notary Public Danita L. Blankenship



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)