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0312101044

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/01/2003 07:35 AM Pg: 1 of 3

**WARRANTY DEED**  
Statutory (ILLINOIS)(General)

JW 9980013 1/3

Property of Cook County Clerk's Office

The Grantor, AG United Investors LP, an Illinois Limited Partnership, by its General Partner, United Investors, Inc., by George Giannoulas, Its Vice President, of 4930 West Diversey, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to: Angela Manuel, of 1703 North Sheffield, Unit 2, Chicago, Illinois 60614, \_\_\_\_\_ (marital status) 3

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (see reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines, easements, covenants, conditions and restrictions of record. 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, restriction and reservations contained in said Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Index Number (PIN): 17-17-214-012-0000

Address(es) or Real Estate: 340 West Adams, Unit 3, Chicago, IL 60607

DATED this 23<sup>rd</sup> day of May, 2003.

AG United Investors LP,  
an Illinois Limited Partnership

By: Its General Partner

United Investors, Inc.

By:

*George Giannoulas*  
George Giannoulas, Its Vice President

CITY OF CHICAGO



APR 16 03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
07507.50  
FP 102805  
# 000000547

This instrument was prepared by Alexander R. Domanskis, Boodell & Domanskis, LLC  
205 N. Michigan, Suite 4307, Chicago, IL 60601

BOX 333-CT

CTTC-MLLC/DB

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State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AG United Investors, LP, an Illinois Limited Partnership, by its General Partner, United Investors, Inc., by George Giannoulis, Its Vice President, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, 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 25th day of Nov, 2003.



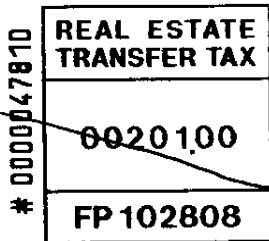
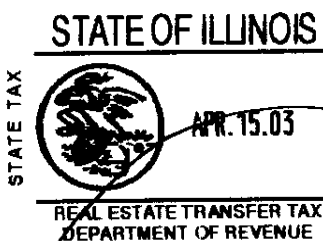
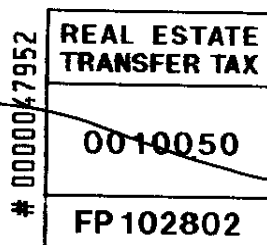
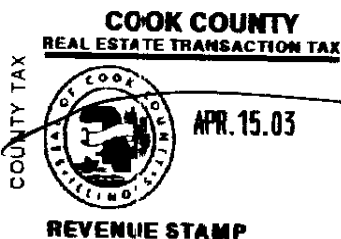
*Alex R. Domanski*

Notary Public

### Legal Description

of the premises commonly known as: 840 West Adams, Unit 3, Chicago, IL 60607

See Attached Exhibit "A"



MAIL TO:

LESTER L. BARCLAY  
BARCLAY + DIXON, P.C.  
39 S. LaSalle #900  
Chicago, IL 60603

Send Subsequent Tax Bills to:

Angela J. Manuel  
1703 N. Sheffield #2  
Chicago, IL 60614

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## EXHIBIT A

### LEGAL DESCRIPTION

840 West Adams, Unit 3, in the Adams Street Condominium as delineated on a survey of the following described real estate:

The South 57.25 feet of Lots 7 and 8 in Block 9 in Duncan's addition to Chicago in the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0021400051, and as amended, together with its undivided percentage in the common elements, all in Cook County, Illinois.

Common Address: 840 West Adams, Unit 3, Chicago, IL 60607

P.I.N: 17-17-214-012

Property of Cook County Clerk's Office