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4316980 (1/2)

WARRANTY DEED

THE GRANTOR,

1867-69 N. Winnebago, L.L.C.

an Illinois limited liability company, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Bryan Armstrong the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(LEGAL DESCRIPTION ATTACHED)

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

SUBJECT TO: covenants, conditions, and restrictions of record, and General Taxes for 2002 and subsequent years.

Permanent Real Estate Index Number(s): 14-31-308-061 and 14-31-308-062

Address(es) of Real Estate: 1875 North Winnebago, Unit 6, Chicago, Illinois 60647


Dated this 21st day of April, 2003.

August Pusateri (SEAL)
1867-69 N. Winnebago, L.L.C.
By: August Pusateri


STATE TAX

STATE OF ILLINOIS
MAY. 12. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009320
REAL ESTATE TRANSFER TAX
00233.50
FP 103014

COUNTY TAX

COOK COUNTY
MAY. 12. 03
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000009320
REAL ESTATE TRANSFER TAX
00116.75
FP 103017

CITY TAX

CITY OF CHICAGO
MAY. 12. 03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004643
REAL ESTATE TRANSFER TAX
01751.25
FP 103018

W

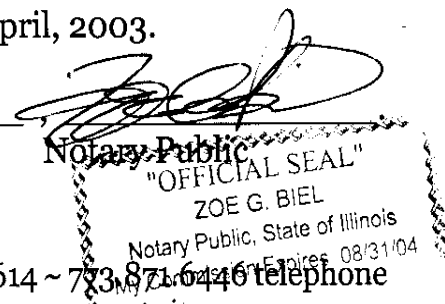
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State of Illinois)
 ss.)
County of Cook)

I, the undersigned, a Notary Public in and for said County of Cook and in the State aforesaid, DO HEREBY CERTIFY that August Pusateri 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, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this 21st day of April, 2003.

Commission expires 8/31/04



This instrument was prepared by:
Klise & Biel ~ 1478 West Webster Street ~ Chicago, Illinois 60614 ~ 773.871.6446 telephone

Mail This Instrument to:

SEND SUBSEQUENT TAX BILLS TO:

Mike Hough
(Name)

Bryan Armstrong
(Name)

180 North Michigan Avenue, Suite 900
(Address)

1875 North Winnebago, Unit 6
(Address)

Chicago, Illinois 60601
(City, State and Zip)

Chicago, Illinois 60647
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

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LEGAL DESCRIPTION

PARCEL 1: UNIT 6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WINNEBAGO PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030422439, IN THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. G-6, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER, IN WHICH CASE THIS SHOULD BE DISCLOSED.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.