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0315342118
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/02/2003 11:06 AM Pg: 1 of 3

**TWENTY N. STATE CONDOMINIUM
WARRANTY DEED**

010312155/1002
This Warranty Deed is made this 20th day of May, 2003, between Smithfield Properties XXIII L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (the "Grantor") and Jonathan E. Dennis, 535 N. Michigan Avenue #1204, Chicago, Illinois 60611 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto Jonathan E. Dennis, and to his successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

Unit 613 in the Twenty N. State Condominium as delineated on a survey of the following described real estate: part of Lots 6 and 7 in Assessors Division of Lots 1, 2, 3, 4 and 5 in Block 58 in the Original Town of Chicago, together with part of Lots 2, 3, 4 and 5 in Assessors Resubdivision of Sublots 1 to 5 of Assessors Division aforesaid, all in the Southeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit C to the Declaration of Condominium recorded as document number 0312944029 and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to the Grantee, his successors and assigns, the rights and easements set forth in said Declaration 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 the Declaration for the benefit of the remaining property therein described.

The Warranty 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.

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2003 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium; and (vi) the Condominium Property Act of Illinois.

IN WITNESS WHEREOF, Smithfield Properties XXIII, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES XXIII, L.L.C., an Illinois limited liability company

By: Wooton Construction, Ltd., its Manager

By: *Charles Alexander*

Its: Attorney in fact

This instrument was prepared by:

Charles E. Alexander, P.C.
400 W. Huron Street
Chicago, Illinois 60610

Permanent Index Number:

17-09-463-003
17-09-463-005

Street Address:

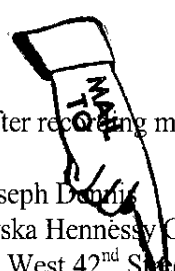
20 N. State Street, Unit 613
Chicago, Illinois 60602

After recording mail to:

Joseph Dennis
Syska Hennessy Group
11 West 42nd Street
New York NY 10036

Send subsequent tax bills to:

Jonathan E. Dennis
20 N. State Street, #613
Chicago, Illinois 60602



Property of Cook County Clerk's Office

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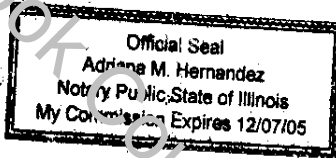
State of Illinois)
) SS
 County of Cook)


The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Charles E. Alexander, as Attorney in Fact for Wooton Construction, Ltd., as Manager of Smithfield Properties XXIII, L.L.C. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of May, 2003.

Adriana M. Hernandez


 Notary Public



CITY OF CHICAGO
 CITY TAX

 MAY 23.03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


000005380

REAL ESTATE TRANSFER TAX
01125.00
FP326675

STATE OF ILLINOIS
 STATE TAX

 MAY 23.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000005741

REAL ESTATE TRANSFER TAX
00150.00
FP326703

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAY 23.03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000003606

REAL ESTATE TRANSFER TAX
00075.00
FP326657