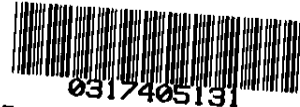


UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)
The Caravel Development Group LLC
1 West Superior, Suite 200
Chicago, IL 60610



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/23/2003 11:43 AM Pg: 1 of 3

a limited liability company 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 and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Monica Diaz

635 N. Dearborn Street, Unit #1404, Chicago, IL 60610 of the County of Cook, to wit:

UNIT 1404 AND PARKING UNIT P-137 IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

SEE ATTACHED EXHIBIT "A".

North National Title Corp
202 North LaSalle Street
Chicago, Illinois 60601

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 recited and stipulated at length herein.

SUBJECT TO:

General Real Estate taxes for the year 2002 and subsequent years; special taxes or assessments for improvements not yet completed; the terms, provisions and covenants of the Condominium Documents recorded as document number 0030275986, and as amended from time to time; easements, covenants, restrictions, agreements, conditions and building lines of record, as amended from time to time; provisions, conditions and limitations of the Declaration of Easements, Reservations, Covenants and Restrictions recorded as document number 0030275985; provisions, conditions and limitations as created by the Condominium Property Act.

01030432-NNNT - 1 Acc 5KX15

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15

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Permanent Index Number(s) 17-09-227-002, 17-09-227-003, 17-09-227-004, 17-09-227-005, 17-09-227-006, 17-09-227-009 and 17-09-227-010.

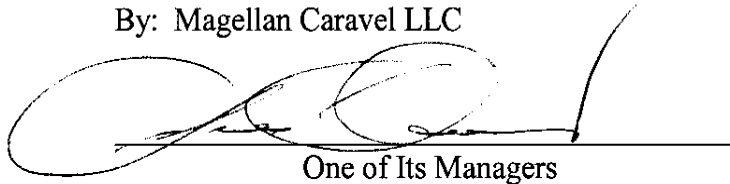
Address(es) of Real Estate: 635 N. Dearborn Street, Unit #1404, Chicago, IL 60610

Dated May 9, 2003.

The Caravel Development Group LLC

By: Caravel Mezzanine LLC, its Member

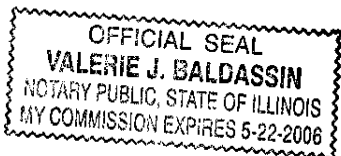
By: Magellan Caravel LLC


One of Its Managers

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Joel Carlins, one of the Managers of Magellan Caravel LLC, Member of Caravel Mezzanine LLC, the Member of The Caravel Development Group LLC, an Illinois limited liability company, personally known to me to be the same person, whose name is subscribed to the foregoing instrument as Manager of Magellan Caravel LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of the Manager on behalf of The Caravel Development Group LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 9th day of May, 2003.
Commission expires 5-22-2006.



Valerie Baldassin
Notary Public

This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

PAUL R. BACHTA, ESQ

1741 W. CHICAGO AVENUE

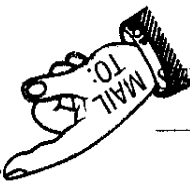
CHICAGO, ILL. 60622

AND SUBSEQUENT TAX BILLS TO:

MONICA DIAZ

2431 CHADWICK WAY

MUNDELEIN, ILLINOIS 60060



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EXHIBIT A

Unit 1404 and Parking Unit P-137 in the Caravel Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

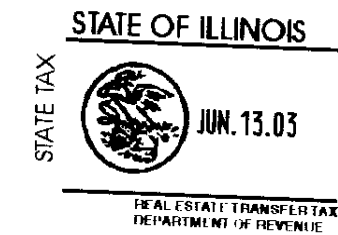
The West 1/2 of Lot 5 and all of Lot 6 in Block 24 in Wolcott's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And

Lots 3, 4, 5, 6 and 7 in County Clerks Division of Lots 7, 8 and the South 29 feet of Lots 9 and 10 in Block 24 in Wolcott's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

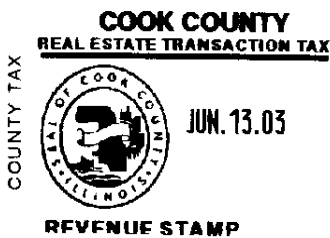
Which survey is attached to Exhibit " " to the Declaration of Condominium recorded _____ as document number _____, as amended from time to time, together with its undivided percentage interest in the common elements.

PIN: 17-09-227-002,17-09-227-003,17-09-227-004,17-09-227-005,17-09-227-006,17-09-227-009,17-09-227-010



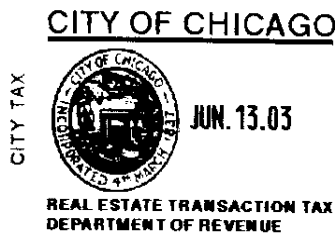
0000005856

REAL ESTATE TRANSFER TAX
0044050
FP326703



0000003721

REAL ESTATE TRANSFER TAX
0022025
FP326657



0000005492

REAL ESTATE TRANSFER TAX
0330375
FP326675

Property of Cook County Clerk's Office