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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/02/2003 09:18 AM Pg: 1 of 3

WARRANTY DEED

Statutory (ILLINOIS)

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

01031438/55/1061

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 Harry Chan AND MARY CHAN, his wife not as tenants in common but in joint tenancy with right of survivorship 635 N. Dearborn Street, Unit #2003, Chicago, IL 60610 of the County of Cook, to wit:

UNIT 2003 AND PARKING UNIT P-146 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".

Neal P. ... Title Corp
222 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.

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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 #2003, Chicago, IL 60610

Dated April 28, 2003.

The Caravel Development Group LLC

By: Caravel Mezzanine LLC, its Member

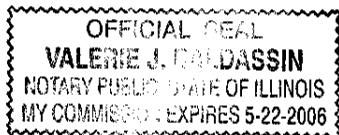
By: Magellan Caravel LLC

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 28th day of April, 2003.
Commission expires 5-22-2006.



Valerie J. Dandassin
Notary Public

This instrument was prepared by: Chad Middendorf, 1 West Superior, Suite 200, Chicago, IL 50610

SEND RECORDED DOCUMENTS TO:

BERG & BERG
5215 OLD ORCHARD RD
SKOKIE, ILL 60077

SEND SUBSEQUENT TAX BILLS TO:

HARRY CHAN
7450 N. LINCOLN AVE
UNIT 607
SKOKIE, ILL 60076

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Exhibit A

Parcel 1:

Unit 2003 and Parking Unit P-146 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 "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.

Parcel 2:

Non-exclusive easements for support walls, common walls, ceilings, floors, equipment, utilities for the benefit of Parcel 1 as created and more fully described by the Declaration of Easements, Reservations, Covenants and Restrictions recorded February 26, 2003 as document number 0030275985

STATE TAX

STATE OF ILLINOIS



JUN. 25. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005910

REAL ESTATE TRANSFER TAX
0036100
FP326703

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 23. 03


REAL ESTATE TRANSFER TAX
REVENUE STAMP

0000003775

REAL ESTATE TRANSFER TAX
0018050
FP326657

CITY TAX

CITY OF CHICAGO



JUN. 23. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005544

REAL ESTATE TRANSFER TAX
0270750
FP326675