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Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/02/2003 10:16 AM Pg: 1 of 3

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## WARRANTY DEED

THIS INDENTURE made as of this 31<sup>st</sup> day of July, 2003 between IAC Venture, L.L.C., an Illinois limited liability company, ("Grantor") and James Fowler, a single person ~~and John Fowler, a single person~~, ("Grantee"), whose address is 222 North Columbus Drive, #306, Chicago, IL 60601 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY and WARRANT unto the Grantee, his/her successors and assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

Unit No. 2C in the Declaration of Condominium Bostonian Condominiums as delineated on a survey of the following described real estate:

The East 1/2 of Lots 1 and 2 in Resubdivision of Block 10 in Drexel and Smith's Subdivision of the West 1/2 of the Northwest 1/4 and the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 11, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Appendix "A" to the Declaration of Condominium recorded April 28, 2003 as Document No.0311845092 together with its undivided percentage interest in the common elements, all in Cook County, Illinois

**Permanent Real Estate Index Number:** 20-11-306-014-0000

**Address of Real Estate:** Unit No. 2C  
5200 South Drexel Avenue  
Chicago, Illinois 60615

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in

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anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, his/her successors and assigns forever.

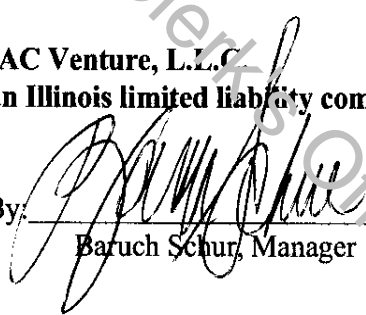
Grantor also hereby grants to the Grantee, his/her successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

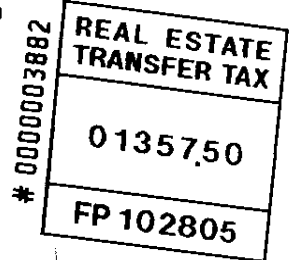
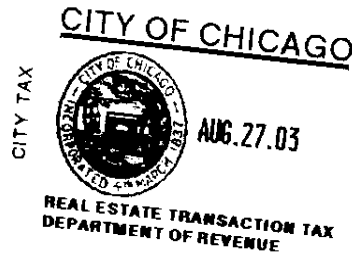
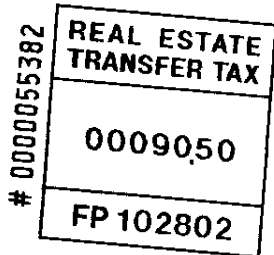
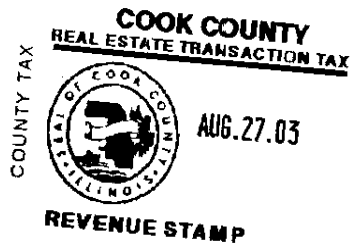
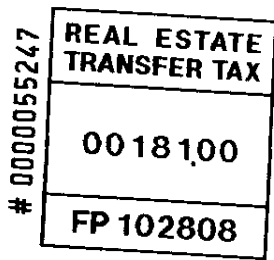
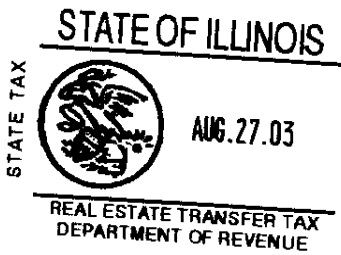
**Subject to:** (1) general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any, which do not affect the use of the Unit; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Purchaser, (6) Condominium Property Act of Illinois; (7) Declaration of Condominium ("Declaration") and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) utility easements, if any, whether recorded or unrecorded; and (10) installments due after Closing for assessments levied pursuant to the Declaration.

THE TENANT OF THE UNIT CONVEYED HEREBY HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

**IN WITNESS WHEREOF**, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

IAC Venture, L.L.C.  
an Illinois limited liability company

By:   
Baruch Schur, Manager



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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Baruch Schur, as Manager of IAC Venture, L.L.C.**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 31<sup>st</sup> day of July, 2003.

*Gail L. Candela*  
Notary Public



**Mail Recorded Deed To:**

*Don Caricco*  
*218 N. Jefferson #400*  
*Chgo, Ill. 60661*

**Mail Future Tax Bills To:**

*James Fowler*  
*5206 South Drexel Ave.*  
*Apt. 2*  
*Chicago, IL*  
*60615*

Proper Cook County Clerk's Office