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Doc#: 0331801010
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 11/14/2003 08:25 AM Pg: 1 of 5

This document prepared by and after recording return to:

Kristien Delaquila
455 E. Illinois St. #565
Chicago, Illinois 60611

8171080 CTIC JFA 10/20/03

THE GRANTOR, **Old Town Square Residential, L.L.C.**, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

Mr. Charles Brian Petrusch
Mrs. Tara Renee Petrusch of
2350 Sequoia Dr., Aurora, IL 60506

not in Tenancy in Common, nor in Joint Tenancy, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Attached as Exhibit A hereto.

Permanent Real Estate Index Number(s): 17-04-220-002-0000, 17-04-220-016-0000
~~17-04-219-000-0000, 17-04-220-001-0000~~
Address of Real Estate: Unit 304 - 1215 N. Orleans Court, Chicago, IL 60610

Subject to the matters set forth on Exhibit B hereto.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Tamara Laber, Vice President of MCL Companies of Chicago, Inc., the Manager of Old Town Square Residential, L.L.C., this 29th day of August, 2003.

OLD TOWN SQUARE RESIDENTIAL, L.L.C.

By: MCL Companies of Chicago, Inc.
Its: Manager

By: Tamara Laber
Its: Vice President

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State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Tamara Laber, personally known to me to be the Vice President of MCL Companies of Chicago, Inc., the Manager of Old Town Square Residential, L.L.C., and 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 as the Vice President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on this 29 day of August, 2003.

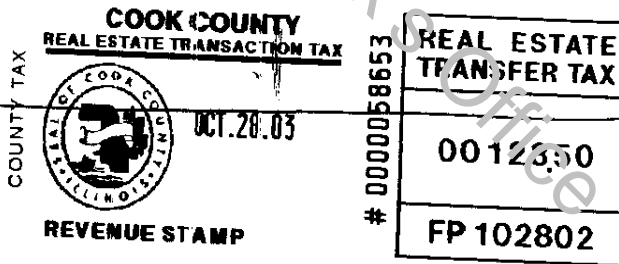
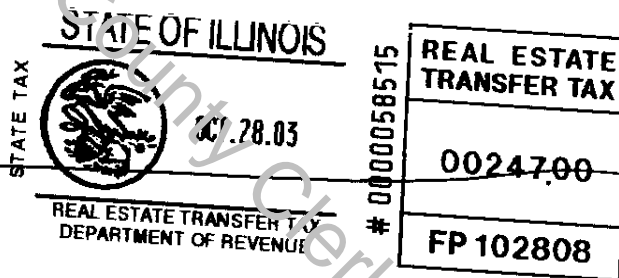
(Notary Seal)



Jennifer M. Hemer
 Notary Public
 My Commission Expires: _____

This instrument was prepared by:

Kristien Delaquila
 455 E. Illinois Street, Suite 565
 Chicago, Illinois 60611.

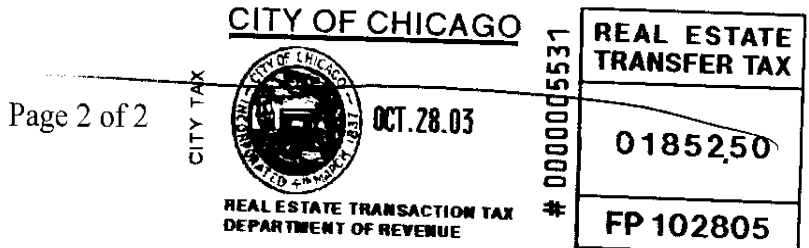


Mail to:

Ms. Susan Allen
 Attorney at Law
 1400 Ashland Ave.
 River Forest, IL 60305

Send subsequent tax bills to:

Charles Brian Petrusch and Tara Renee Petrusch
 1215 N. Orleans Court, Unit 304
 Chicago, IL 60610



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EXHIBIT A

Unit 304 in the Condominiums of Old Town Village East delineated on a survey of the following described real estate:

Certain lots in Old Town Village East being a Subdivision in the West Half of the Northeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. The aforementioned survey is attached as an exhibit as further described in the Declaration of Condominium Recorded as Document Number 033412703 (the "Declaration") together with its undivided interest in the common elements.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provision of said Declaration were recited and stipulated at length herein.

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EXHIBIT B

1. Real Estate Taxes not yet due and payable
2. Rights of public or quasi-public utilities in the land as disclosed by Plat of Survey March 8, 2001 and last revised September 5, 2001.
3. Easement for ingress and egress as shown on Plat of Easement recorded May 1, 2001 as Document 0010357381, and the terms and provisions contained therein.
4. Covenants made by Old Town Square Residential, L.L.C., an Illinois limited liability company, recorded August 28, 2001 as Document 0010796109 and recorded July 15, 2002 as Document 0020770869, regarding maintenance and repair of the common water and sewer lines which shall be the responsibility of the owners of the property and other property.
5. Easement in favor of Ameritech, ATT Broadband, People's Energy and Commonwealth Edison, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment and the provisions relating thereto contained in the Plat recorded/filed as Document No. 0020727440.
6. Rights and obligations contained in that certain Use Agreement dated as of December 1, 2001 among Melk Development/MCL Scott Sedgwick, L.P., Old Town Square Residential, L.L.C., Old Town Village East Condominium Association, Old Town Square Unit One Condominium Association and The Condominiums of Old Town Square II Condominium Association recorded with the Cook County Recorder on January 29, 2002, as Document Number 0020119836.

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008171080 DB

STREET ADDRESS: 1215 N. ORLEANS COURT

UNIT 304

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-04-219-080-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT 304 IN THE CONDOMINIUMS OF OLD TOWN VILLAGE EAST AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 33 TO 38 IN OLD TOWN VILLAGE EAST BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324127030 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR OLD TOWN VILLAGE EAST HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 0322518031, AND THE BY THE COMMON EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 0322519030.