



Doc#: 0334418029
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/10/2003 09:59 AM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

This document prepared by:

David A. Grossberg
C/o MCL Companies
455 E. Illinois St. #565
Chicago, Illinois 60611

1 of 1

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

Beatrice
Ms. Sol ~~N.~~ Farias
of
3332 White Eagle Dr., Naperville, IL 60654

a single person, 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): a portion of 17-04-220-002-0000, 17-04-220-016-0000 &
17-04-219-080-0000

Address of Real Estate: Unit 1004 - 1245 N. Orleans Court, Chicago, IL 60610

Subject to the matters set forth on Exhibit B hereto.

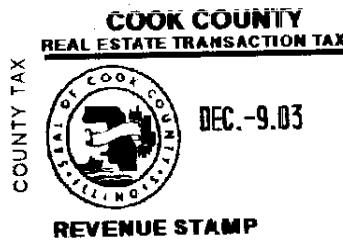
In Witness Whereof, said Grantor has caused its name to be signed to these presents by Tamara Laber, Vice President of MCL Companies of Chicago, Inc., the Manager of Old Town Square Residential, L.L.C., this 17th day of November, 2003.

OLD TOWN SQUARE RESIDENTIAL, L.L.C.

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

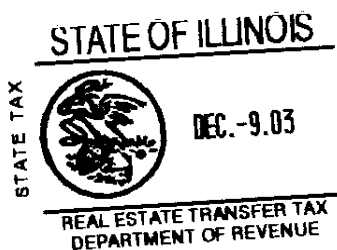
By: *Tamara M. Laber*
Its: *Vice President*

BOX 333.07



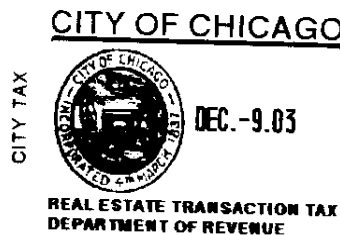
REAL ESTATE TRANSFER TAX
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FP 102802

0000061194



REAL ESTATE TRANSFER TAX
0027600
FP 102808

0000061043



REAL ESTATE TRANSFER TAX
0217500
FP 102805

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8171341
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COLLINS

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EXHIBIT A

Parcel 1:

Unit 1004 in the Condominiums of Old Town Village East as 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; which survey is attached as an exhibit to the Declaration of Condominium Recorded as Document Number 0324127030; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements contained in that certain Common Easement Agreement recorded as Document Number 0322519030.

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.

Property of Cook County Clerk's Office

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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.
7. Common Easement Agreement recorded as Document Number 0322519030.
8. Covenants, conditions, restrictions, and easements of record.