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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0336344049
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/29/2003 09:44 AM Pg: 1 of 3

CTI RG 5220193 Guerrero 1084 LND

THE GRANTOR(S) ^{S.} Jurate Zelba, Divorced, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Rima ^{M.} Zigaitis (GRANTEE'S ADDRESS) 1524 S. Sangamon #305, Chicago, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2003

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): ²⁰⁰¹ 17-20-228-009-8003 / 17-20-500-011-0000 / 17-20-800-012-0000
Address(es) of Real Estate: 1524 S. Sangamon #305, Chicago, Illinois 60608

Dated this 18th day of November, 2003

Jurate S. Zelba
Jurate Zelba

BOX 302-CTI

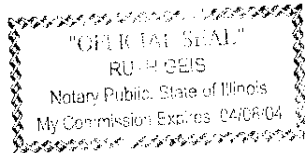
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STATE OF ILLINOIS, COUNTY OF Cook SS.

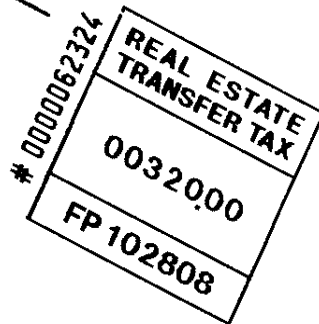
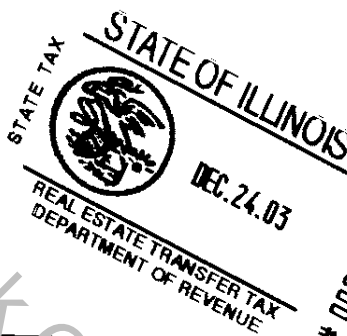
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jurate Zelba, Divorced, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of November, 2003



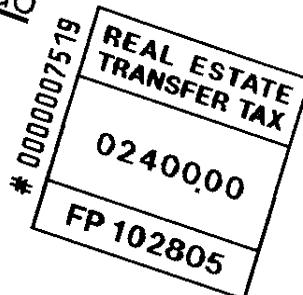
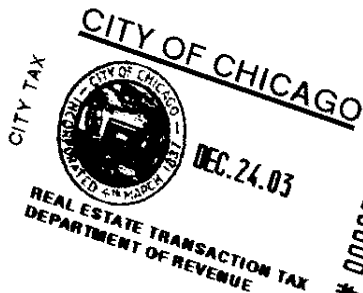
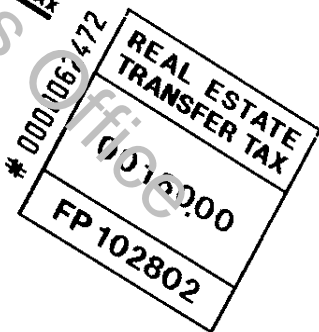
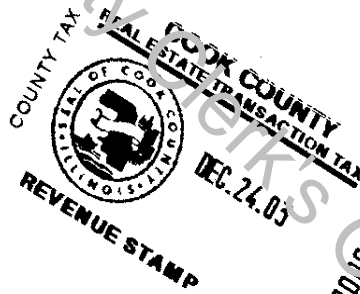
Ruth Stern Geis (Notary Public)

Prepared By: Ruth Stern Geis
5647 S. Drexel Ave.
Chicago, Illinois 60637



Mail To: ~~Rima Zigaitis~~ Andrew T. Deans, Atty.
425 S. Main St
Lombard, IL 60148

Name & Address of Taxpayer:
Rima Zigaitis
1524 S. Sangamon #305
Chicago, Illinois 60608



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STREET ADDRESS: 1524 SOUTH SANGAMON STREET

CITY: CHICAGO

UNIT 305

TAX NUMBER: 17-20-228-009-8001 COUNTY: COOK

LEGAL DESCRIPTION: 17-20-500-011-0000 (012)

PARCEL 1:

UNIT 305-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14, EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH HALSTED STREET, AS A 66 FOOT RIGHT OF WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET): THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 94753032 AND 0010238993) SAID POINT ALSO BEING THE POINT OF BEGINNING: THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE 152.79 FEET, TO A POINT ON A LINE LYING 152.79 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE 194.33 FEET, TO A POINT ON A CURVE; THENCE SOUTHERLY 112.60 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 54 FEET, AND WHOSE CHORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.28 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NONEXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 0010571142.

WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED JUNE 20, 2002, AND RECORDED JUNE 21, 2002, AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE A-8-S, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME