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This instrument drafted by: Alan O. Amos Alan O. Amos & Associates, P.C. Suite 2100 3 First National Plaza Chicago, IL 60602



Doc#: 0407711120

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 03/17/2004 10:53 AM Pg: 1 of 3

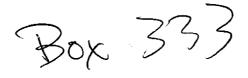
WARRANTY DEED

This indenture, made February 6, 2004 between Western Phase II, L.L.C., an Illinois limited liability company ("Grantor") and JOE Quiroz ("Grantee") whose address is: 2344 N. River Walk Dr., Chicago, IL 60618

Witnessell that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

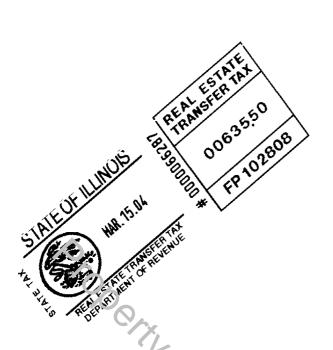
PARCEL 1: THAT PART OF OAKLEY AVINUE VACATED BY ORDINANCE RECORDED JUNE 19, 1941 AS DOCUMENTS 12734429 AND 906923 T.S. LYING EAST OF AND ADJACENT TO BLOCK 9 IN "CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO" IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 MORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1012323, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF WOLFRAM STREET AND THE EAST LINE OF OAKLEY AVENUE VACATED BY ORDINANCE DATED JULY 19, 1941 AND RECORDED AS DOCUMENTS 12734429 AND 906923 T.S.; THENCE N 00°10'20" W, ALON; THE EAST LINE OF SAID VACATED OAKLEY AVENUE, 16.61 FEET; THENCE S 89°49'40" V, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 6.84 FEET; THENCE N 62°04'36" W, 25 14 FEET; THENCE S 27°55'24" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.5 FZET; THENCE N 62°04'36" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE S27°55'24" W. PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.96 FZET; 62°04'36" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 PEF; THENCE S 27°55'24" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 1.37 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE N 62°04'36" W, PERFENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE N 27°55'24" E, PERPENDICILAR TO THE LAST DESCRIBED COURSE, 52.06 FEET; THENCE S 62°04'36" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 18.00 FEET; THENCE S 27°55'24" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 52.06 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

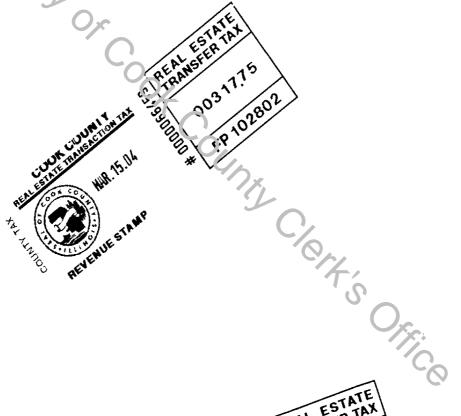
PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER WALK TOWNHOMES PHASE II HOMEOWNERS' ASSOCIATION RECORDED AUGUST 23, 2002AS DOCUMENT NUMBER 0020929677 AND BY DECLARATION OF EASEMENTS AND COVENANTS FOR THE RIVER WALK LOFTS CONDOMINIUM, THE RIVER WALK TOWNHOMES CONDOMINIUM AND THE TAMARACK AT RIVER WALK TOWNHOMES RECORDED MARCH 9, 2000 AS DOCUMENT 00170099.



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Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium 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 of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 2844 N. River Walk Dr., Chicago, Illinois. Permanent Index Numbers: 14-30-116-018-0000

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit on behalf of the Grantee forever.

No tenant of the Unit had the right of first refusal to purchase the Unit.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

Piver Walk Phase II, L.L.C. an Illinois limited liability company

By: Rezmar Corporation, an Illinois corporation, its manager

Bv:

Its Assistant Secretary

State of Illinois)

) ss

County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name it subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, February 6, 2004

Maria R. Ramos

Notary Public

Upon recordation, return to:

Joe Quiroz 2844 N. River Walk Dr. Chicago, LL 60618

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MARIA R RAMOS

NOTARY PUBLIC STATE OF ILLINOIS

MY COMMISSION FEXTURES: 02/24/05