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SPECIAL WARRA **ILLINOIS**

UPON RECORDING MAIL TO:

Patrick D. Porto, Esq. 20 North Clark Street, Suite 825 Chicago, Illinois 60602

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds

Date: 04/29/2004 10:39 AM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

Raymond Malaloto 2320 West Adams Street Unit 13 Chicago, Illinois 60612

The grantor, Lyonhart Homes LLC, an Illinois limited liability company ("Grantor"), of 1133 South Wabash, Unit 1, Chicago, Illinois 60605, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hard paid, CONVEYS AND WARRANTS to Raymond Manaloto ("Grantee"), of 3431 North Kildare, Cnicago, Illinois 60641, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to vit: SEE ATTACHED EXHIBIT A, and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A), applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year 2003 (2nd Installment) and subsequent years. The warranties of Grantor's acts.

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 to the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to its 1f, 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 the same as though the provisions of said Declaration were recited and stipulated at length 🔘 herein.

Hereby releasing and waiving all rights under and by virtue of the Homestead E. emption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

The Tenant of Unit 13 had no right of first refusal.

Permanent Real Estate Index Numbers: 17-18-106-010-0000; 17-18-106-011-0000; 17-18-106-012-0000; and 17-18-106-022-0000 (the latter PIN affects the Property and other adjacent real property)

Address of real estate: 2320 West Adams, Unit 13, Chicago, Illinois 60612

Dated this 11th day of February, 2004.

Lyonhart Homes LLC, an Illinois limited liability company,

Torres, Manager

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0412029125 Page: 2 of 3

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State of Illinois

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County of Cook

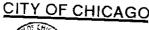
I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Antonio J. Torres, Manager of Lyonhart Homes LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and the free and voluntary act of said entity, 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 11th day of February 2004.



This instrument prepared by:

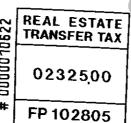
Paul C. Hull, Esq. Stahl Cov en Crowley LLC 55 West Monroe Street Suite 500 Chicago, Illinois 60603





APR.27.04

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE



STATE OF ILLINOIS



FEB. 23.04

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REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0029000 FP 102808



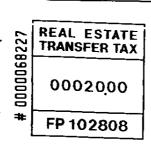


STATE OF ILLINOIS



APR.27.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE







0412029125 Page: 3 of 3

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 13 IN THE ADAMS PLACE TOWNHOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUBLOTS 1, 2, 5, 6, 10, 11, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9, AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO THE EAST 102 FEET OF THAT PART OF LOT 5 LYING NORTH OF ADAMS STREET IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO LOTS 12, 13, 14, AND 15 IN BLOCK 3 IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO LOT 7 IN THOMPSON AND AMUNDSON'S SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALSO ALL THAT PART OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 6 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 11, 12 AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 12 AND 13, LYING NORTH AND NORTHWESTERLY OF AND ADJOINING THE NORTH AND NORTHWESTERLY LINES RESPECTIVELY OF LOT 14 AND LYING WEST OF THE EAST LINE OF SAID LOT 14 PRODUCED NORTH 16 FEET ALL 'N 3LOCK 3 OF TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 11, 12, AND 13 IN SUBDIVISION OF LOTS 8, 9 AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0334432034, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR PEDESTRIAN TRAFFIC AND VEHICLE PASSAGE FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED BY DECLARATION OF EASEMENT MADE BY ADAMS PLACE LLC, DESCRIBED AS FOLLOWS: THE NORTH-SOUTH 10 FOOT PRIVATE ALLEY LYING WEST OF AND ADJOINING LOTS 1, 2, 3, 4, AND 5 IN SECOND RESUBDIVISION OF BLOCKS 4 AND 5 (INCLUDING PRIVATE ALLEY) IN TRAVER'S SUBDIVISION OF SUB LOTS 1, 2, 5, 6, 10, 11, 12, AND 13 IN SUBDIVISION OF LOTS 8, 9, AND 10 IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs:

17-18-106-010-0000

17-18-106-011-0000 17-18-106-012-0000

17-18-106-022-0000 (affects the Property and other adjacent real property)

Address of real estate: 2320 West Adams, Unit 13, Chicago, Illinois 60612