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This instrument drafted by: Michael J. Sreenan 853 N. Elston Avenue Chicago, IL 60622 Doc#: 0420501023

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 07/23/2004 08:34 AM Pg: 1 of 4

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#### WARRANTY DEED

This indenture, made March 8, 2004 between Western Phase II, L.L.C., an Illinois in ted liability company ("Grantor") and Michele T. Sproviero married to Daniel Harrison,\_\_\_\_\_\_

("Grantee") whose aduress is: 2320 W. Wolfram Street, Chicago, IL 60618

Witnesseth, 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 28 (COMMONLY KNOWN AS-2320 W. WOLTRAIT ST.)

THAT PART OF LOTS 11, 12, 13 AND THE SOUTH 81 LEET OF LOT 46, ALL IN 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 NORTH, NAMEE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FECORDED AS DOCUMENT 1012323, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE N 89°54'25" E,, ALONG THE NORTH LINE OF WEST WOLFRAM STREET, A DISTANCE OF 162.00 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.59 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 24.37 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 99.97 FEET TO THE POINT OF BEGINNING FOR THE PAPCEL HEREIN DESCRIBED; THENCE N 90°00'00" W, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 50.10 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 20.02 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 15.67 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 4.98 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE 16.60 FEET; THENCE N 00°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 8.08 FEET; THENCE N 90°00'00" E, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 17.83 FEET; THENCE S 00°00'00" E, 33.08 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

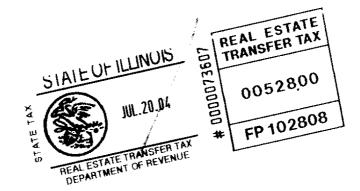
PARCEL 2:

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, 2002 AS 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.

Composity known as 2320 Wolfram Street, Chicago, Illinois. Permanent Index Numbers: 14-30-115-018-0000

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.

Western Phase II, L.L.C. an Illinois limited liability company

By: Rezmar Corporation, an Illinois

corporation, its manager

By: UV D VV

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 is 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, Opul 36 2004

OFFICIAL SEAL
MARIA R RAMOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/24/05

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Notary Public

Upon recordation, return to:

PAUL J. MAGANZINI 1111 South Bouhevann DAIS DANK, ICL

