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THIS INSTRUMENT PREPARED BY:

Brian Meltzer
MELTZER, PURTILL & STELLE, LLC
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400



Doc#: 0427527036
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/01/2004 11:32 AM Pg: 1 of 3

PRAIRIE TITLE
100 N. LASALLE SUITE 1100
CHICAGO, IL 60602

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

The Grantor, 437 North Ave, LLC, of 1525 W. Homer, Suite 302, Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration receipt of which is hereby acknowledged in hand paid, conveys and warrants to Kathleen A. VALCHUK of 1360 N Sandburg#406C, Chicago, ILLinois, 60610 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

[See Attached Exhibit A]

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): see attached

Address(es) of Real Estate: 437 WEST NORTH AVE UNIT 505&p-13
Chicago, IL 60610

Dated this 08 day of Sep, 2004.

GRANTOR:

437 North Ave, LLC

By: Sedgwick Properties Development Corp., its
Manager

By: F. Martin Paris, Jr.
F. Martin Paris, Jr., President

City of Chicago
Dept. of Revenue
353317
09/22/2004 14:24 Batch 14317 54



Real Estate
Transfer Stamp
\$1,848.75

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UNIT 505 & P-13 IN THE 437 NORTH AVE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OF LOTS 21, 22 AND 23 AND THE EAST 18 7/12 FEET OF LOT 24 IN BLOCK 2 IN SKINNER'S SUBDIVISION OF BLOCKS 2 AND 3 AND THE WEST 33 FEET OF BLOCK 1 IN STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED 08/31/04 AS DOCUMENT NUMBER 0424445031, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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 OF CONDOMINIUM, AFORESAID, 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

TAXID#17-04-110-007-0000
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Proprietary
Cook County Clerk's Office