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WARRANTY DEED (Corporation to Individual)

PREPARED BY:
Robert J. McCormack, Esq.
2463 N. Lincoln Avenue
Chicago, IL 60614



Doc#: 0429233133
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/18/2004 10:10 AM Pg: 1 of 4

MAIL TO:
Georgia A. Beatty
Attorney at Law
30 N. LaSalle Street, Suite 3400
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:
David D. Jordan and Laura B. Kirkpatrick
1343 W. Cornelia, Unit 1
Chicago, IL 60657

THE GRANTOR(S) Impressionist Homes on Cornelia, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS and WARRANTS to David D. Jordan and Laura B. Kirkpatrick, joint tenants, having an address of 1050 W. Waveland #2 of the City of Chicago, County of Cook, State of Illinois, and 2764 N. Lincoln Ave., #2 of the City of Chicago, County of Cook, State of Illinois, respectively, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE EXHIBIT A

Permanent Real Estate Index Number(s): 14-20-312-007-0000
Property Address: 1343 W. Cornelia, Unit 1

SUBJECT TO: covenants, conditions and restrictions of record which do not adversely affect the use of the Unit as a residence; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership for 1343 W. Cornelia Condominium (the "Declaration") and all amendments thereto, if any; installments due after the date hereof for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto which do not adversely affect the habitability of the property; party wall rights and agreements, if any; general real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed; road and highways, if any; applicable building and building line restrictions and zoning laws; the Condominium Property Act; leases and licenses affecting the Common Elements; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and liens and other matters over which the Title Company is willing to insure over without cost to Purchaser.

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.

BOX 333-CT


143
JAS 5507097
AT LEAST 5 CTX

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CITY TAX
CITY OF CHICAGO

 OCT. 14. 04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000016808
**REAL ESTATE
 TRANSFER TAX**
 05175.00
 FP 102805

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 OCT. 14. 04
 REVENUE STAMP

0000075587
**REAL ESTATE
 TRANSFER TAX**
 00345.00
 FP 102302

STATE TAX
STATE OF ILLINOIS

 OCT. 14. 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000079379
**REAL ESTATE
 TRANSFER TAX**
 00690.00
 FP 102808

Property of Cook County Clerk's Office

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents 1st day of October, 2004 .

IMPRESSIONIST HOMES ON CORNELIA, LLC, an Illinois limited liability company

By: IMPRESSIONIST HOMES OPPORTUNITY FUND II, LLC, an Illinois limited liability company
Its: Managing Member

By: IH HOLDINGS CORP., an Illinois corporation
Its: Manager

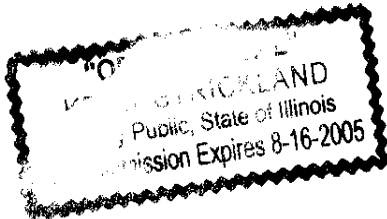
By: *[Signature]*
Daniel P. Fowler
Its: President

STATE OF Illinois }
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel P. Fowler, personally known to me to be the President of IH Holdings Corp., an Illinois corporation, Manager of Impressionist Homes Opportunity Fund II, LLC, an Illinois limited liability company, Managing Member of Impressionist Homes on Cornelia, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President of Manager of Managing member of the limited liability company, signed and delivered the said instrument pursuant to authority given by the members of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1ST day of October, 2004 .

[Signature]
Notary Public



My Commission Expires: 8/16/05

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 1343 W. CORNELIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 AND THE WEST 5 FEET OF LOT 16 IN BLOCK 6 IN OLIVER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0424018032, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0424018032.

Office of Cook County Clerk's Office