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DEED OF CONVEYANCE

WARRANTY DEED (ILLINOIS)

THE GRANTOR, C&S Building, LLC, an Illinois limited liability company, of the Village of Northbrook, County of Cook, State of Enrois, for and in consideration of the sum of Ten (\$10.00) and No/100 Dollars, and other good and valuable consideration in include paid, CONVEYS AND WARRANTS TO:

Doc#: 0429742025

Eugene "Gene" Moore Fee: \$50.00 Cook County Recorder of Deeds Date: 10/25/2004 07:31 AM Pg: 1 of 3

JEFFERY GRADE, A W. W. VICO Frit Or MAN

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-31-328-094, 14-31-328-095 (pertaining to the underlying land)

Address of Real Estate: Unit 4, 1611 North Bell, Chicago, Illinois

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENTANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR CONDOMIUM, 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 THOUGHT THE PROVISIONS OF SAID DECLARATION WRE RECITED AND STIPULATED AT LENGTH HEREIN.

THIS DEED IS ALSO SUBJECT TO APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; UTILITY EASEMENTS, RECORDED OR UNRECORDED; AND LIENS OVER WHICH TITLE INSURANCE IS OBTAINED.

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Dated this 17th day of August, 2004 **C&S Building, LLC** STATE OF ILLINOIS COUNTY OF COOK I, the undersigned, a notary rublic in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Robert A. Coe, Manager of C&S Building, LLC, an Illinois limited liability company, personally known to me to be authorized to execute and deliver the within document for and on behalf of the aforesaid company and being the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such authorized person, appeared before me this day in person and acknowledged that t/he/y signed, sealed and delivered the said instrument under authority of the aforesaid company, as his/their free and voluntary act, and as the free and voluntary act of the aforesaid company, for the uses and purposes therein set forth GIVEN under my hand and notarial seal this 17th day of August, 2004. {SEAL} My Commission Expires: 12/13/2006This instrument was prepared by Robert A. Coe, 555 Skokie Blvd., Northbrook, IL 60062 MAIL TO: SEND SUBSEQUENT TAX BILLS TO:

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EXHIBIT

PARCEL 1.

UNIT NUMBER 4 AND P-1 IN THE BELL PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF AHA FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 20 AND 21 IN PLOCK 2 IN JOHNSON'S SUBDIVISION OF THAT PART LYING BETWEEN OAKLEY AND LEAVITT STREETS OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS LXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0413331103; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF A BALCONY TO UNIT 4 AND ROOF DECK TO UNIT 4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION, ASAMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.







