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WARRANTY DEED TENANTS IN COMMOM

The Grantor, 23 Green, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, Conveys and Warrants to Iven Rosheim, Susan Rosheim and Michael F. Rooney, of 11 North Green Street-Suite 3A, Chicago, Illinois, as TENANTS IN COMMON, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0501133166
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 01/11/2005 01:08 PM Pg: 1 of 5

8250073024K

SEE ATTACHED LEGAL DESCRIPTION

Address: 27^{N.} Green Street, Chicago, Illinois

P.I.N.: 17-08-450-006-0000 and 17-08-450-007-0000


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.

NO TENANT OCCUPIED THE UNIT DURING THE 180 DAY PERIOD IMMEDIATELY PRECEDING THE RECORDING OF THE DECLARATION AFORESAID

Subject to general taxes for the year 2004 and subsequent years and covenants, conditions, restrictions and easements of record hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To have and to hold said premises as TENANTS IN COMMON forever.

CITY OF CHICAGO		# 000001237	REAL ESTATE TRANSFER TAX
CITY TAX	 JAN. 10. 05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		0540750
			FP 103023

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J

Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager, this 5th day of January, 2005.

23 Green, LLC, an Illinois limited liability company

By: [Signature]
Its Manager

State of Illinois

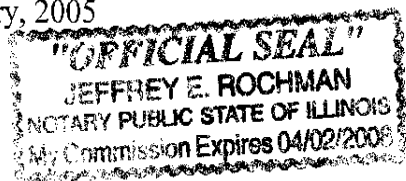
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Janet Protas personally known to me to be a Manager of 23 Green, LLC, an Illinois limited liability company and 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 acknowledged as such Manager she signed and delivered the said instrument as her 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 5 day of January, 2005

Commission expires April 2, 2008


[Signature]
Notary Public




This instrument was prepared by Jeffrey E. Rochman, 55 West Monroe Street, Suite 3950, Chicago, Illinois 60603

Mail to: Tim J. Emmitt, Lewis, Overbeck & Furman, 135 S. LaSalle St., Suite 2300, Chicago, IL 60603

Send subsequent tax bills to: Ivan Rosneim, 11 North Green Street, Suite 3A, Chicago, IL 60607

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	JAN. 10. 05
REAL ESTATE TRANSFER TAX	# 0000002009
DEPARTMENT OF REVENUE	0072100
	FP 103024

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
	JAN. 10. 05
REVENUE STAMP	# 0000002043
	0036050
	FP 103022

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STREET ADDRESS: 27 NORTH GREEN STREET
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER:

LEGAL DESCRIPTION:**PARCEL 1:**

THOSE PARTS OF THE FOLLOWING DESCRIBED TRACT OF LAND; THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 9 AND 10 (EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY) IN BLOCK 54 OF CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 0.48 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES, ALONG THE INTERIOR WALLS OF THE NORTH COMMERCIAL PROPERTY, NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 16.39 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS EAST, 2.55 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 21 SECONDS EAST, 2.61 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.48 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 2.60 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 13.43 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 26 SECONDS EAST, 3.56 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.34 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 07 SECONDS EAST, 2.67 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.40 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 22 SECONDS EAST, 0.75 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES 26 SECONDS EAST, 2.58 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 22 SECONDS WEST, 0.81 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 14.32 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 2.74 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 07 SECONDS EAST, 1.47 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 32.43 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS WEST, 10.16 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 5.02 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST 5.76 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST, 14.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 6.66 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 6.78 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 2.73 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 9.22 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, 1.04 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, 28.59 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, 5.44 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 28.70 FEET TO POINT "A" (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION); THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 16.03 FEET, MORE OR LESS, TO POINT "B" (FOR THE PURPOSE OF THIS LEGAL DESCRIPTION), ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 29.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL LYING ABOVE AN ELEVATION OF 17.61 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 29.91:

ALSO THAT PART OF THE AFORESAID TRACT, BEGINNING AT AFORESAID POINT "A"; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, 16.03 FEET TO POINT "B" ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, 9.60 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 25 SECONDS EAST, 15.96 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 23 SECONDS EAST, 9.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING ABOVE AN ELEVATION OF 14.59 FEET (CITY OF CHICAGO DATUM) AND BELOW AN ELEVATION OF 17.61 FEET; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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UNITS P-27, P-32, P-33 & P-34 23 ON GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL LYING BELOW AN ELEVATION OF 54.00 FEET (CITY OF CHICAGO DATUM) THE SOUTH 1/2 OF LOT 6 AND ALL OF LOTS 9 AND 10 (EXCEPT THE EAST 5 FEET FALLING IN THE PUBLIC ALLEY) IN BLOCK 54 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432834100 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXCEPT THOSE PORTIONS OF THE PROPERTY THAT ARE COMMERCIAL AS DEFINED IN THE PLAT OF SURVEY ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 0432834100.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENTS (EXCEPT AS OTHERWISE NOTED) IN FAVOR OF THE COMMERCIAL PROPERTY (PARCEL 1), GRANTED, RESERVED, DECLARED AND CREATED BY 23 GREEN, LLC, IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 21-25 NORTH GREEN, CHICAGO, IL., RECORDED NOVEMBER 23, 2004 AS DOCUMENT 0432834101 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, BEAMS AND ANY OTHER SUPPORTING COMPONENTS; ACCESS TO, USE FOR THEIR INTENDED PURPOSES AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE CONDOMINIUM PROPERTY AND CONNECTED TO FACILITIES IN THE COMMERCIAL PROPERTY; EASEMENT IN AND TO ALL COMMON WALLS, FLOORS AND CEILINGS SERVING THE COMMERCIAL PROPERTY; INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, ON ACROSS AND THROUGH THE COMMON CORRIDOR AND LOBBY OF THE CONDOMINIUM PROPERTY AND THE BASEMENT FLOOR AREAS, PROVIDING INDOOR ACCESS TO THE COMMERCIAL PROPERTY; ACCESS AND USES OF THE ELEVATORS SERVING THE BUILDING; ACCESS TO AND FROM LOAD DOCKS, SERVICE AREAS, STAIRWELLS, MATERIAL AND EQUIPMENT OVER, ON, ACROSS AND THROUGH THE CONDOMINIUM PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTROATION OR RECONSTRUCTION OF THE COMMERCIAL PROPERTY, AND USE AND MAINTENANCE OF THE FACILITIES AS DEFINED THEREIN.

PARCEL 4:

PERPETUAL NON-EXCLUSIVE EASEMENTS (EXCEPT AS OTHERWISE NOTED) IN FAVOR OF THE CONDOMINIUM PROPERTY (PARCEL 2), GRANTED, RESERVED, DECLARED AND CREATED BY 23 GREEN, LLC, IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 21-25 NORTH GREEN, CHICAGO, IL., RECORDED NOVEMBER 23, 2004 AS DOCUMENT 0432834101 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, BEAMS AND ANY OTHER SUPPORTING COMPONENTS; ACCESS TO, USE FOR THEIR INTENDED PURPOSES AND MAINTENANCE OF ALL FACILITIES LOCATED IN THE COMMERCIAL PROPERTY AND CONNECTED TO FACILITIES IN THE CONDOMINIUM PROPERTY; EASEMENT IN AND TO ALL COMMON WALLS, FLOORS AND CEILINGS SERVING THE COMMERCIAL PROPERTY; INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, ON ACROSS AND THROUGH THE COMMON CORRIDOR AND LOBBY OF THE COMMERCIAL PROPERTY AND THE BASEMENT FLOOR AREAS, PROVIDING INDOOR ACCESS TO THE CONDOMINIUM PROPERTY; ACCESS AND USES OF THE ELEVATORS SERVING THE BUILDING; ACCESS TO AND FROM LOAD DOCKS, SERVICE AREAS, STAIRWELLS, MATERIAL AND EQUIPMENT OVER, ON, ACROSS AND THROUGH THE COMMERCIAL PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RESTROATION OR RECONSTRUCTION OF THE CONDOMINIUM PROPERTY, AND OTHER USES AND MAINTENANCE OF THE FACILITIES AS DEFINED THEREIN.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Janet Protal, being duly sworn on oath, states that

she resides at 1030 W. Chicago Ave, Ste. 300, Chicago, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

J. Protal

SUBSCRIBED and SWORN to before me

this 5 day of Jan, 2005
[Signature]
Notary Public

