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THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING RETURN TO:

Robert A. Eiden, Esq.
WEINBERG RICHMOND LLP
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

WR File No. 04669.10000



Doc#: 0501302459
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/13/2005 01:55 PM Pg: 1 of 3

Warranty Deed Statutory (ILLINOIS)(General)

THE GRANTOR, MATTHEW GOPIN, an unmarried man, of the City of Chicago, County of Cook and State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to:

IAN D. CULL and HEATHER ASHDOWN, of 2647 Dayton Street, Chicago, Illinois, not as tenants-in-common or tenants by the entirety, but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 627 AND GU-140 IN THE RIVER PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF RUSSELL MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020441899, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-161 LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.


SUBJECT ONLY TO: (a) General real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use of occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.


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Property of Cook County Clerk's Office

STATE TAX	 STATE OF ILLINOIS JAN. 12.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000002024	REAL ESTATE TRANSFER TAX
			0027800
			FP 103024

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX JAN. 12.05 REVENUE STAMP	# 0000002058	REAL ESTATE TRANSFER TAX
			0013900
			FP 103022

CITY TAX	 CITY OF CHICAGO JAN. 12.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000001248	REAL ESTATE TRANSFER TAX
			0208500
			FP 103023

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hereby releasing and waiving all rights by virtue of the homestead exemption laws of the State of Illinois TO HAVE AND TO HOLD said premises not as tenants-in-common or tenants by the entirety, but as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

Permanent Index Numbers: 17-09-113-012-1161 and 17-09-113-012-1381
Address(es) of Real Estate: 758 North Larrabee Street, Unit 627, Chicago, Illinois

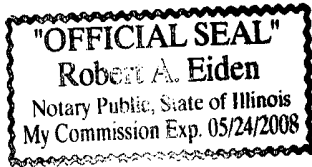
Dated this 7 day of January, 2005

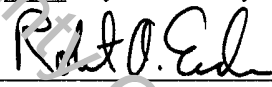

MATTHEW GOPIN (SEAL)

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, Robert A. Eiden, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Matthew Gopin, an unmarried man, personally known or proven to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7th day of January, 2005.




Notary Public
My Commission Expires: 5/24/08

MAIL TO:

IAN Cull
758 N. Larrabee UNIT 627
Chicago ILL 60610

SEND SUBSEQUENT TAX BILLS TO:

IAN Cull
758 N. Larrabee UNIT 627
Chicago, ILL 60610

RECORDER'S OFFICE BOX NO. _____