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Prepared by:

ERIKA L. KRUSE
ACOSTA, KRUSE & ZEMENIDES, LLC
ONE SOUTH WACKER DRIVE, SUITE 3890
CHICAGO, ILLINOIS 60606



Mail to:

(1 of 6)

FEDERICO REYES
1228 NORTH LAWNDALE AVENUE
CHICAGO, ILLINOIS 60651

Doc#: 0509033018

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 03/31/2005 07:26 AM Pg: 1 of 4

Send Subsequent Tax Bills to:

Federico Reyes
1228 North Lawndale Avenue
Chicago, Illinois 60651

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individuals)

THE GRANTOR:

CARLO KRETCHMAR ENTERPRISES, L.L.C., 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 Ten and No/100 Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

FEDERICO REYES, married to ROSA M. REYES, of the City of Chicago, County of Cook, State of Illinois, as his sole and separate property

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

/

THAT PART OF LOTS 23, 24, AND 25, TAKEN AS A TRACT, IN BLOCK 14 IN BEEBE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 5 ACRES IN THE NORTHEAST CORNER THEREOF), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 25, THENCE NORTH 29 DEGREES 17 MINUTES 0 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID LOT 25, 22.40 FEET TO A POINT OF BEGINNING ON THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 60 DEGREES 35 MINUTES 18 SECONDS WEST, ALONG SAID EXTENSION, CENTER LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 70.00 FEET TO A POINT ON A LINE THAT IS 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE NORTHWEST LINE OF SAID LOT 23; THENCE NORTH 29 DEGREES 17 MINUTES 0 SECONDS EAST, ALONG SAID PARALLEL LINE, 18.50 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 60 DEGREES 35 MINUTES 18 SECONDS EAST, ALONG SAID NORTHWESTERLY EXTENSION, CENTER LINE AND THE SOUTHEASTERLY EXTENSION THEREOF, 70.00 FEET TO A POINT ON SAID SOUTHEAST LINE; THENCE SOUTH 29 DEGREES 17 MINUTES 0 SECONDS, ALONG SAID SOUTHEAST LINE, 18.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 1295 SQUARE FEET THEREOF

C.T.I.C. 8250890 D2 KARSA

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Box 400-CTCC

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PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1226-1238 NORTH LAWNSDALE AVENUE TOWNHOME ASSOCIATION DATED MARCH 7, 2005 AND RECORDED MARCH 9, 2005 AS DOCUMENT 0506827055 FOR THE PURPOSE OF ACCESS OVER THE COMMON AREA AND PARKING IN THE PARKING SPACE COMMONLY KNOWN AS P-2, AS CONTAINED IN SAID DECLARATION AND DEPICTED ON THE PLAT ATTACHED THERETO

Subject to: Covenants, conditions, and restrictions of record; building lines and easements; 2004 Real Estate Taxes and subsequent years; public utility easements; all rights easements, restrictions, conditions and reservations contained in the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions, and Easements for 1226-1238 North Lawnsdale Avenue Townhome Association as though the provisions of said declaration were recited and stipulated at length herein.

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.

Property of Cook County Clerk's Office

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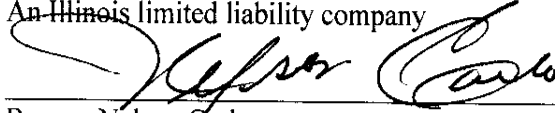
and Easements for 1226-1238 North Lawndale Avenue Townhome Association as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 16-02-129-013-0000 /

Address(es) of Real Estate: 1228 North Lawndale Avenue, Chicago, Illinois 60651

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Sole Member this 18th day of ~~February~~ March, 2005.

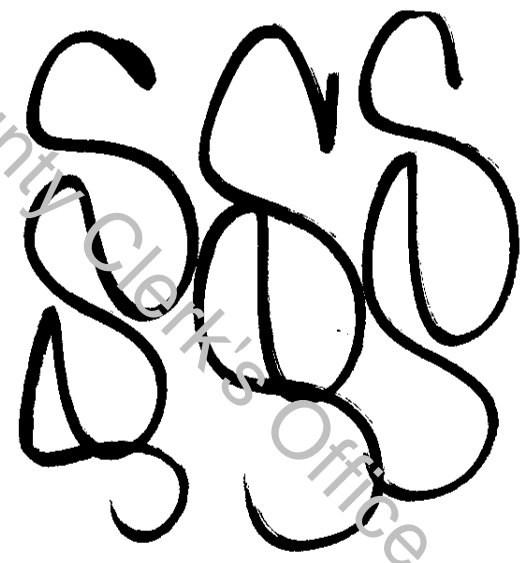
CARLO KRETCHMAR ENTERPRISES, L.L.C.,
An Illinois limited liability company



By: Nelson Carlo
Its: Sole Member

Property of Cook County Clerk's Office

(CONTINUED)



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State of Illinois)
)ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NELSON CARLO, Sole Member of CARLO KRETCHMAR ENTERPRISES, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Sole Member, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of March, 2005.

Commission expires 11/20/07

Erika Lyn Kruse
NOTARY PUBLIC



STATE TAX

STATE OF ILLINOIS

MAR. 29. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002477

REAL ESTATE TRANSFER TAX
00155.00
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 29. 05

REAL ESTATE TRANSFER TAX

REVENUE STAMP

0000000439

REAL ESTATE TRANSFER TAX
00077.50
FP 103022

CITY TAX

CITY OF CHICAGO

MAR. 29. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001551

REAL ESTATE TRANSFER TAX
01162.50
FP 103023