, 16

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WARRANTY DEED TO CORPORATION CRANTED

CORPORATION GRANTOR

The Grantor, C & F DEVELOPERS, INC., an Illinois corporation. 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)

Doc#: 0514641035 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 05/26/2005 10:47 AM Pg: 1 of 4

M.G.R. TITLE

and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to JOHN ROPERT ENIZ Of 555 W. CORNICLIA. #302, CHICAGO, IL 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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 forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President this 20th day of May 2005.

PIN:

14-20-406-017-0000 (underlying Land)

COMMONLY KNOWN AS: 3519 N. FREMONT, UNIT 4, CHICAGO, IL 60357

C & F DEVELOPERS, INC., an Illinois corporation

By:

ANNA COAKLEY, PRESIDENT

This Instrument Prepared By:

HAL A. LIPSHUTZ 1120 W. BELMONT CHICAGO, IL 60657-3313

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Send subsequent tax bills to:

JOHN ROBERT ENIZ 3519 N. FREMONT, UNIT 4 CHICAGO, IL 60657



MAIL TO:

JEFFREY SANCHEZ

55 W. MONROE, #3950, CHICAGO, IL 60603

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 ANNA COAKLEY, PRESIDENT of C & F DEVELOPERS, INC., an Illinois corporation, personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that she signed and delivered such instruments as her own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 20th day of May 2005.

My commission expires:

City of Chicago

Notary Public

Dept. of Revenue

381250

05/25/2005 11:22 Batch 02238 4

Real Estate Transfer Stamp

\$3,948.75

COOK COUNTY TRANSACTION TAX

REVENUE STAMP

REAL ESTATE TRANSFER TAX

OFFICIAL SEAL

ALEXA G. SALOMON

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/28/2005

160998

0026325

FP326670

STATE OF ILLINOIS



HAY.25.05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0052650

FP326669

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 4 IN THE 3519 N. FREMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BLOCK 3 IN CANNELL'S SHEFFIELD AVENUE ADDITION, A SUBDIVISION OF LOT 1 OF CIRCUIT COURT PARTITION OF THE NORTH 3/4 OF THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1363528, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 051393911, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 051393911

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; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE GENEFIT 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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits the eto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN:

14-20-406-017-000 (underlying Land)

COMMONLY KNOWN AS:

3519 N. FREMONT, UNIT 4, CHICAGO, IL 60657

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PIN:

14-21)-406-017

COMMONLY KNOWN AS:

3519 N. FREMONT, UNIT 4, CHICAGO, IL 60657