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WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

THADDAEUS JAMES

DEVELOPMENT CORP.,

an Illinois Corporation

of the City of Chicago, State

of Illinois for and in

consideration of Ten and

no/100 Dollars (\$10.00) in

hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to

ADAM MOROSCHAN and ELIZABETH PORTER,

4700 N. Campbell, Unit 6. Chicago, Illinois 60625 with rights as survivorship not as tenants in common. at as tenants by the entirety, but a long to state of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any,: covenants, conditions, and restrictions of record; public and utility casements; general real estate taxes for 2004 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser

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, not as tenants in common, her as tenants by the entirety, but as 1911 to 1911

STREET ADDRESS: 4954 N. Winchester, Unit 3, Chicago, Minois 60640

PIN: 14-07-416-013-0000

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtment to the subject unit described real estate, the rights and casements 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 easement 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.

(a) The tenant, if any, of the subject unit has waived or has failed to exercise the right of first refusal; (b) The tenant of the unit had no right of first refusal; or (c) the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

H

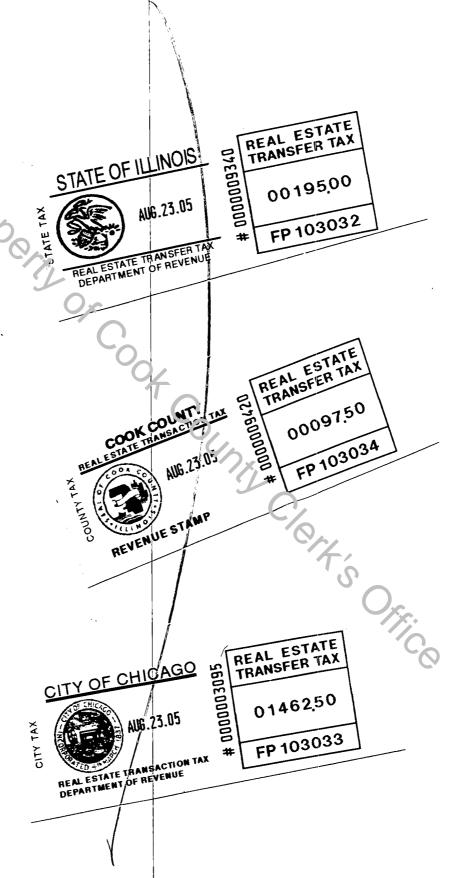
0523735412 Fee: \$30.00

Eugene "Gene" Moore

Cook County Recorder of Deeds

Date: 08/25/2005 01:54 PM Pg: 1 of 4

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DATED THIS 13 DAY OF JUNE, 2005.

THADDAEUS JAMES DEVELOPMENT CORP.

By:

Its President

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES L. MILLER, President of THADDAEUS JAMES DEVELOPMENT CORP., 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 that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this 12 day of June, 2005.

Keim Andum NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Suite 140, Lincolnwood, Illinois 60712.

Mail To:

Steve Witt IN. LaSule, #3900 Chicago, Il 60602 Send Subsequent Tax Bills To:

Adam Moroschun & Elizabeth Porter 4954 N. Winchester,#3 Chicago, IL 60640

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STREET ADDRESS: 4954 UNDEFFICIAL COPY

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-07-416-013-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 4954-3 IN THE VINTAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN BLOCK 3 IN NORTH RAVENSWOOD BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 27, 2004 AS DOCUMENT NUMBER 0436219073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S-1 THROUGH S-21 AS LIMITED COMMON BLEMENTS AS JEILNEATED ON THE PLAT OF SURVEY RECORDED DECEMBER 27, 2004 AS DOCUMENT 0436219073, IN COOK COUNTY, ILLINOIS.

CLEGALD