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PREPARED BY:

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Attorney at Law
1046 W. Bryn Mawr
Chicago, IL 60660



Doc#: 0524322029 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/31/2005 08:05 AM Pg: 1 of 3

MAIL TAX BILL TO:

Kimberly Ryan
4900 N. Marine Drive #203
Chicago, IL 60640

MAIL RECORDED DEED TO:

Alan Block
Attorney at Law
Eleven S. LaSalle St. Suite 1630
Chicago, IL 60603

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Eduardo Villar, an unmarried man, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Kimberly J. Ryan, an unmarried person, of 1639 N. Sedgwick, Chicago, Cook County, Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Number(s): 14-08-413-040-1008

Property Address: 4900 N. Marine Drive, Unit 203, Chicago, IL 60640

Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

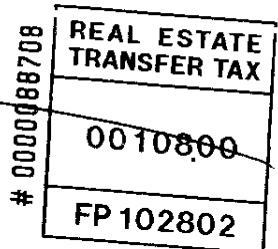
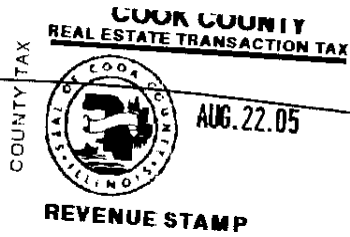
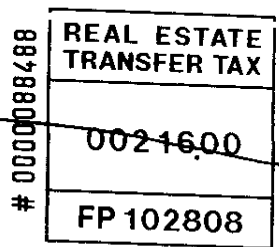
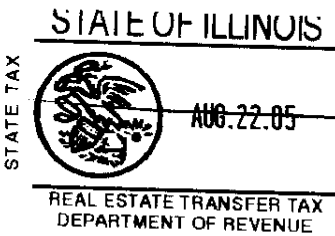
Dated this 29 Day of July 2005

Eduardo Villar [Signature]

BOX 334 CTI

EDUARDO VILLAR

CTT
HO



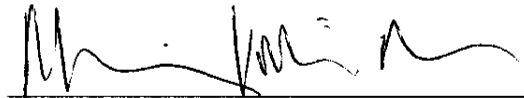
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Warranty Deed - Continued

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 EDUARDO VILLAR, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 29 Day of July 2005



Notary Public

My commission expires: 8/30/06



Property of Cook County Clerk's Office

CITY TAX

CITY OF CHICAGO

AUG. 22. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

00000919

**REAL ESTATE
TRANSFER TAX**

0162000

FP 102805

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STREET ADDRESS: 4900 N. MARINE DR.

CITY: CHICAGO

203

COUNTY: COOK

TAX NUMBER: 14-08-413-040-1008

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 203 IN THE 4900 MARINE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THAT PART OF LOTS 15, 16, 17, 29, 30 AND 31 AND THE PUBLIC ALLEYS VACATED BY ORDINANCE RECORDED AUGUST 13, 1947 AS DOCUMENT 14122453 (TAKEN AS ONE TRACT) ALL IN BLOCK 2 IN GEORGE K. SPOOR'S SUBDIVISION OF BLOCK 4 OF CONNARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF THE CENTER LINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF THE ALLEY DEDICATED BY PLAT RECORDED AUGUST 13, 1947 AS DOCUMENT 14122452 AND SOUTH OF A LINE DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT ON THE EAST LINE OF SAID ALLEY DEDICATED BY THE PLAT RECORDED AUGUST 13, 1947 AS DOCUMENT 14122452, 155.33 FEET NORTH OF THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT (SAID SOUTH LINE BEING THE NORTH LINE OF AINSLIE STREET) THENCE EAST ON A LINE PARALLEL TO AND 155.33 FEET NORTH OF THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 255.51 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT (SAID EASTERLY LINE BEING THE WESTERLY LINE OF MARINE DRIVE) EXCEPTING THEREFROM THAT PART THEREOF DEDICATED BY PLAT RECORDED OCTOBER 24, 1947 AS DOCUMENT 14176442) WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 5, 1963 AND KNOWN AS TRUST NUMBER 15476, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24129255 AS AMENDED BY DOCUMENT NO. 24234295 TOGETHER WITH AN UNDIVIDED 100 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT MADE BY AND BETWEEN ANNA PAYNE AND THE TRUST COMPANY OF CHICAGO, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 20, 1947 AND KNOWN AS TRUST NUMBER 6299, SAID GRANT DATED FEBRUARY 27, 1948 AND RECORDED MARCH 9, 1948 AS DOCUMENT 14267628 FOR LIGHT, AIR, INGRESS, EGRESS AND REGRESS BY FOOT, VEHICLE OR OTHERWISE FOR A PRIVATE DRIVEWAY AND PASSAGEWAY OVER THE LAND DESCRIBED IN SAID GRANT, ALL IN COOK COUNTY, ILLINOIS.