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MAIL TO:

Mr. Angelo Angelakos
830 E. Higgins Road, #111-S
Schaumburg, IL. 60173

Doc#: 0524335306 Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/31/2005 11:02 AM Pg: 1 of 4

SEND TAX BILLS TO:

Adam Berman and Anna Hunt
1508 W. Cortez, Unit 2
Chicago, IL. 60622

WARRANTY DEED

The Grantor, 1508 W. CORTEZ, LLC, an Illinois 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 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to the authority given by the Managers of said company, CONVEYS and WARRANTS to ADAM BERMAN and ANNA HUNT, ~~joint tenants with right of survivorship~~ of 4623 N. Hermitage, Unit 2F, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

① J. / ② K. * AS TENANTS IN COMMON in equal shares

PARCEL 1: Unit 2 in 1508 W. Cortez Condominium as delineated on a Survey of the following described real estate:

Lot 46 in Bauwens and Stewart's Subdivision of West Part of Block 20 in Canal Trustee's Subdivision of parts of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0509818049, together with its undivided percentage interest in the Common Elements.

PARCEL

~~PARCEL~~ 2: The exclusive right to use Parking Space P-2 as limited common element delineated on a survey attached to the Declaration aforesaid recorded as Document Number 0509818049, together with its undivided percentage interest in the common elements.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; applicable zoning, building laws and ordinances; the limitations and conditions imposed by the Illinois Condominium Act; the limitations and conditions imposed by the Municipal Code of Chicago; the Condominium Documents including all amendments and exhibits thereto; covenants, conditions, declarations, restrictions and building lines of

BOX 334 CTU


BOX 334 C

20 JP STS 07 1610 1 of 2

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STATE OF ILLINOIS



AUG. 26. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000009911

REAL ESTATE TRANSFER TAX
00339.00
FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 26. 05


REVENUE STAMP

0000009992

REAL ESTATE TRANSFER TAX
00169.50
FP 103034

CITY OF CHICAGO

CITY TAX



AUG. 26. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003271

REAL ESTATE TRANSFER TAX
02542.50
FP 103033

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; encroachments, if any, as shown on the Plat of Survey; public utility easements; installments due after Closing for assessments levied pursuant to the Declaration; party wall rights and agreements.

Permanent Real Estate Index Number(s) 17-05-308-056-0000
Address of Real Estate: 1508 W. Cortez, Unit 2, Chicago, Illinois

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.

The Tenant of Unit 2 has no right of first refusal as the unit was vacant.

Dated this 28th day of July, 2005.

1508 W. CORTEZ, LLC
An Illinois limited liability company

Peter Sattler

Peter Sattler, Manager

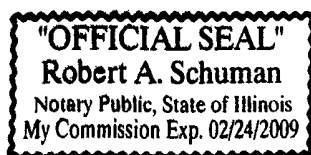
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Peter Sattler, personally 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 and delivered the said instrument pursuant to authority given by the Board of Managers of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of July, 2005.

Robert A. Schuman

Notary Public



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5077610 BNC

STREET ADDRESS: 1508 WEST CORTEZ

UNIT 2

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-05-308-056-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2 IN 1508 W. CORTEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 46 IN BAUWENS AND STEWART'S SUBDIVISION OF WEST PART OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF PARTS OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0509818049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 AS LIMITED COMMON ELEMENT DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0509818049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.