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Doc#: 0728541100 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 10/12/2007 10:11 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR EVERGREEN VENTURES LLC, 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said Limited Liability Company, CONVEYS and WARRANTS to BRIAN NIERMEYER, a SINDLE MAN, of 2213 W. Homer, Chicago, IL, of the County of COOK, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A"

PIN: 16-01-217-035-0000

Common Address: 2622 West Evergreen, Unit 3R, Chicago, IL

Subject To: (1) real estate taxes not yet due and payable; (2) the Act; (3) the Declaration; (4) covenants, conditions and restrictions and building lines then of record; (5) easements existing or of record; (6) acts done or suffered by Buyer; (7) special taxes or accessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date (collectively referred to as the "Permitted Exceptions").

The tenant of Unit 3R has waived or failed to exercise the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights an Dasements 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 right 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.

CENTEMINIAL TITLE INCORPORATED WY BOYSY'S

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EVENUE STAMP

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IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed.

EVERGREEN VENTURES LLC, an Illinois limited liability company

RPV GROUP LLC, an Illinois limited liability company BY:

> REAL PROPERTY VENTURES, INC., an BY:

> > Illinois corporation

Mark Masino, its COO

10000020773 # 0000033057 REAL ESTATE TRANSFER TAX F REAL ESTATE FP 103042 0011250

STATE TAX

STATE OF ILLINOIS)

COUNTY OF COOK)

ennifer Goultane, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Erik Sachs, CEO of Real Property Ventures, Inc., the Manager of RPV Group LLC, the Manager of Evergreen Ventures LLC and Mark Masino COO of Real Property Ventures, Inc., the Manager of RPV Group LLC, the Manager of Evergreen Ventures LLC are personally known to be to be the same persons whose names are subscribed to the foregoing ir strument respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this () day of September,

SS.

Official Seal Jennifer LaMell Goldstone Notary Public State of Illinois My Commission Expires 03/10/08

Prepared By:

Jennifer LaMell Goldstone

Goldstone & Associates, LLC

1819 West Grand Chicago, IL 60622 City of Chicago

Notaky Public

Dept. of Revenue

532586

Real Estate

Transfer Stamp

\$1.687.50

10/11/2007 10:30 Batch 07221

Mail To: Dan M. Collander, Esq. 568 South Washington St. Naperville, IL 60540

Taxpayer Name and Address:

Brian Niermeyer

2622 West Evergreen, Unit 3R

Chicago, IL 60622

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Title No.: 001919169JLM Agent Order/File No.:

LEGAL DESCRIPTION EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNITS 3R AND P1 IN THE 2622 WEST EVERGREEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:LOT 39 IN BLOCK 1 IN HUMBOLDT PARK RESIDENCE ASSOCIATION SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SUPVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM TOB. ITERES

TO OF COOF COUNTY CLOTH'S OFFICE OWNERSHIP RECORDED OCTOBER 1, 2007 AS DOCUMENT 0727415096, TOGETHER WITH ITS UNDIVIDED PERCENTACE INTEREST IN THE COMMON ELEMENTS.