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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 SINGLE 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 assessments 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 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 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.

001919169JLM CENTENNIAL TITLE INCORPORATED
Box 343 10/2

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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 SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 1, 2007 AS DOCUMENT 0727415096, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office