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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 0729841065 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/25/2007 03:00 PM Pg: 1 of 3

2075602 mtr Jowers

MAIL TO:
John M. Aylesworth
Attorney at Law
215 N. Aberdeen Street, Suite 1N
Chicago, Illinois 60607

NAME/ADDRESS OF TAXPAYER:
Lucas T. Van Gilder
2150 W. North Avenue
Unit 12
Chicago, Illinois 60647

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, ASSOCIATION HOUSE DEVELOPERS LLC, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, CONVEYS and WARRANTS unto LUCAS T. VAN GILDER, of Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit: See Legal Description and subject to provisions attached hereto and made a part hereof

Permanent Index Number: 14-31-331-015-0000 (undivided)

Commonly Known As: Unit 12, 2150 W. North Avenue, Chicago, IL 60647

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 23rd day of ~~September~~ October, 2007.

ASSOCIATION HOUSE DEVELOPERS LLC,
an Illinois limited liability company

By: MJK Developers, Inc., an Illinois corporation
Its: Manager

By: X
Krzysztof Karbowiak, Its President

City of Chicago
Dept. of Revenue
533922
10/25/2007 10:37 Batch 00735 29



Real Estate
Transfer Stamp
\$2,362.50

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State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KRYSZTOF KARBOWSKI, personally known to me to be the President of MJK Developers, Inc., the Manager of ASSOCIATION HOUSE DEVELOPERS LLC, and 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 as such President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation and the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said corporation and said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of October, 2007.

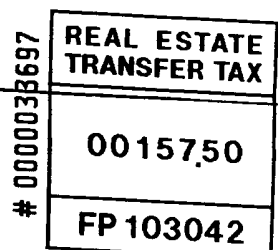
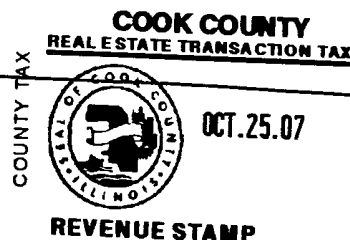
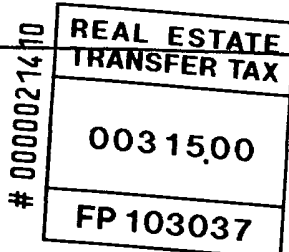
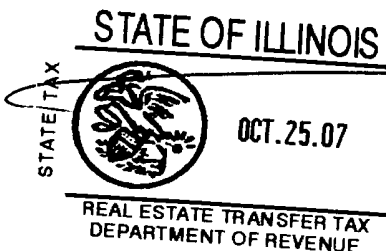


John E. Lovstrand
 Notary Public

My commission expires: 9/4/2010

This instrument prepared by:

John E. Lovstrand
 PALMISANO & LOVSTRAND
 19 South LaSalle Street, Suite 900
 Chicago, Illinois 60603



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EXHIBIT "A"

Parcel 1:

Unit 12 in the 2150 W. NORTH CONDOMINIUMS as delineated on a survey of the following described property:

Lots 84 through 87 in Johnston's Addition to Chicago, being a Subdivision of parts of Lots 3, 5 and 6 in Assessor's Division of Unsubdivided Lands in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached to the Declaration of Condominium recorded as Document No. 0728215078, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use limited common element **Parking Space** P-11, a limited common element, as delineated on the survey attached to the Declaration of aforesaid recorded as Document No. 0728215078.

Permanent Index Number: 14-31-311-015-0000 [undivided; affects other land]

Common Address: **Unit 12, 2150 W. North Avenue, 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, 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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) General taxes which are not yet due or payable; (2) the Illinois Condominium Property Act; (3) Declaration of Condominium Ownership for 2150 W. North Condominiums including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Grantee or anyone claiming through Grantee; (6) such covenants, conditions and restrictions of record, if any.