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Doc#: 0801142134 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2008 02:23 PM Pg: 1 of 5

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WARRANTY DEED

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CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000000807 JAN.-7.08	REAL ESTATE TRANSFER TAX
			02940.00
			FP 102805

WARRANTY DEED

THIS INDENTURE, made this 4th day of January, 2008, between Michael C. Marrion and Elizabeth B. Marrion, husband and wife, 3921 North Greenview, Apt. 2, Chicago, Illinois 60613, collectively as GRANTORS, and Allen M. Samarel Revocable Trust, 1520 Ashbury Avenue, Winnetka, Illinois 60093, as GRANTEE.

WITNESSETH, Grantors, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:


Parcel 1:


Unit Number 302 in Belden Centre Condominium, as delineated on the Plat of Survey of the following described tract of real estate: that part of Lot 1 in Foster Subdivision of that part of Block 3 lying South of the East and West Center Line of Blocks 2 and 3 in Canal Trustees Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, together with that part of Lot 8 (except the East 126.0 feet thereof), in Block 2 in Peterboro Terrace Addition to Chicago, being a Subdivision of part of Block 2 in Canal Trustees Subdivision of Section 33 aforesaid, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded on August 1, 2003, as Document Number 0321345012, as amended from time to time, all in Cook County, Illinois

Parcel 2:

The exclusive right to the use of Parking Space 8, a Limited Common Element, as delineated on the survey attached to the Declaration aforesaid.

Commonly known as Unit 302, 350 West Belden Avenue, Chicago, Illinois 60614. PIN # 14-33-106-016-1002

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY	# 0000106692 JAN.-7.08	REAL ESTATE TRANSFER TAX
			00196.00
			FP 102802

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000106643 JAN.-7.08	REAL ESTATE TRANSFER TAX
			00392.00
			FP 102808

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the Grantors, unto Grantee, either in law or in equity, of, in, and to the above-described premises.

Grantors also hereby grant to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described use of the Parking Space, the rights and easements for the benefit of said use of the Parking Space set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Belden Centre Condominium dated the 1st day of July, 2003, and recorded on August 1, 2003, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0321345012, as amended from time to time (the "Declaration"). This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantors hereby warrant and will defend the said use of the premises against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the following provided that the same do not interfere with Grantee's use or access to the premises:

- a. Current non-delinquent real estate taxes and taxes for subsequent years.
- b. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing.
- c. The Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72, et seq., including all amendments thereto.
- d. The Declaration, including all amendments and exhibits attached thereto.
- e. Public and utility easements recorded at any time prior to Closing, including any easements established by, or implied, from the Declaration or amendments thereto.
- f. Covenants, conditions, restrictions, easements, agreements, grants, building lines and restrictions of record, including, without limitation, those contained in documents recorded with the Cook County Recorder of Deeds as Document Numbers 89544441, 89563481 and 91616961, which are that certain Amended and Restated Easement Agreement regarding certain portions of the Total Parcel, as well as certain portions of the parking areas relating to the

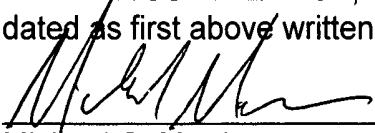
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the shared use and maintenance of the same as well as utilities and services.

- g. Terms and conditions of that certain Declaration of Covenants, Conditions, Restrictions, and Reciprocal Easements dated the 1st day of July, 2003, and recorded on July 24, 2003, as document Number 0320503075, and re-recorded on July 31, 2003, as document Number 0321219098, as amended from time to time, including all amendments and exhibits attached thereto (the "Reciprocal Easement Agreement"), regarding the shared use and maintenance between the Condominium and the commercial portion of the Total Parcel.
- h. Applicable building and zoning laws, statutes, ordinances and restrictions.
- i. Leases and licenses affecting Common Elements.
- j. The exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Grantor shall so remove at that time by using the funds to be paid upon delivery of this Deed.
- k. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
- l. Grantee's mortgage, if any.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantors have caused their names to be signed and dated as first above written.



 Michael C. Marrion



 Elizabeth B. Marrion

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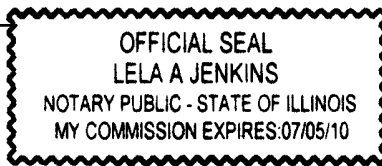
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Michael C. Marrion, one of the Grantors, personally known 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 as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of January, 2008.

Lela A Jenkins

Notary Public



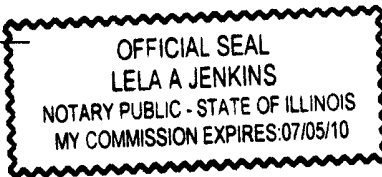
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Elizabeth B. Marrion, one of the Grantors, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of January, 2008

Lela A Jenkins

Notary Public



This instrument was prepared by William Bronner, 900 Skokie Blvd., Suite 115, Northbrook, Illinois 60062.

Send subsequent tax bills to: *+ deed*
Allen M. Samarel Revocable Trust
1520 Ashbury Avenue
Winnetka, Illinois 60093