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2879/0254 03 001 Page 1 of

1998-11-12 14:33:49

Cook County Recorder

25.50

TR Southport Partners, L.P., an Illinois limited partnership, duly authorized to transact business in the State of Illinois (herein, "Grantor"), with its principal office at 3030 Arbor Lane, Suite 202, Northfield, Illinois 60093, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid ine receipt whereof is

TICOR TITLE INSURANCE



hereby acknowledged, CONVEYS and WARRANTS to Tamara Carlin, Stuart Carlin and Dennis Carlin (herein, the "Grantee") residing at 441 East Erie Street, Unit 2012, Chicago, Illinois 60611, as joint tenants at the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Unit 301 in the 2135 N. Southport Condominium as delineated on a survey of the following described land: Lots 13 and 14 in Resubdivision of Sub-Block 12 in Subdivision of Block 13 of Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as an exhibit to the Declaration of Condominium recorded May 5, 1998 as Document No. 98368610 together with its individual percentage of ownership in the common elements.

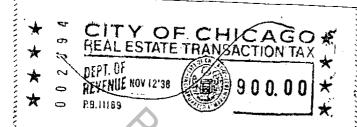
Parcel 2: The exclusive right to the use of parking space P-12, a limited common element, as delineated on the survey attached to the aforesaid Declaration.

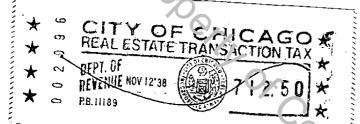
TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

Current general real estate taxes, taxes for subsequer t years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts urine or suffered by Grantee or anyone claiming by through or under Grantee; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; rights of the public, the City of Chicago and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the premises; roads or highways, if any; and Grantee's mortgage, if any.

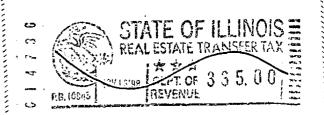
Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for 2135 N. Southport Condominium Association (the "Declaration"), 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,

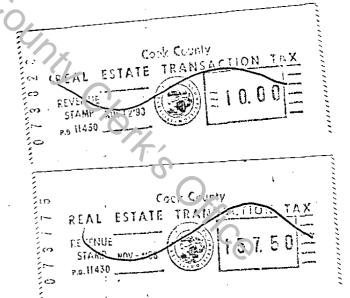
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Grantor reserves to itself and its beneficiary, and their successors and assigns, and Grantee hereby grants to Grantor, the right to repurchase the Real Estate provided in paragraph 21(b) of the Real Estate Contract dated July 17, 1998, between Grantor and Grantee (the "Real Estate Contract"). The right of repurchase herein reserved by Grantor (i) is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Real Estate and(ii) shall expire upon the second anniversary of the date of recording of this deed.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 21st day of October, 1998.

TR SOUTHPORT PARTNERS, L.P., an Illinois limited partnership

By: Roszak/ADC, L.L.C., an Illinois limited liability company

Permanent Index Numbers: 11-32-124-006 and 14-32-124-007 (affects the Unit and the

Common Elements).

Address of Real Estate: 2135 N. Southport, Unit #301, Chicago, Illinois 60614

This instrument was prepared by:

Popon

Bruce K. Huvard

630 Dundee Road, Ste 120

Northbrook, IL 60062

Upon recording mail to:

David H Sachs

One IBM P'aza. Suite 3000

Chicago, IL 60611

Send subsequent tax bills to:

TR Southport Partners, L.P.

3030 Arbor Lane, Ste 202

Northfield, IL 60093

State of Illinois

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County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Thomas A. Roszak, personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ne signed, sealed and delivered the said instrument as his free and voluntary acts for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of October, 1998

Commission Expires: BRUCE K HUVARD NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. JAN. 27,1999