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Doc#: 0802815080 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 01/28/2008 11:23 AM Pg: 1 of 4

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WARRANTY DEED Statutory (ILLINOIS)

GRANTOR(S),
GRAND WELLS DEVELOPMENT, LLC
An Illinois limited liability company
of the County of Cook, in the
State of Illinois, for and in consideration of
Ten Dollars (\$10.00) and other good
and valuable consideration in
hand paid, CONVEY(S) and WARRANT(S)
to the Grantee,

(The Above Space For Recorder's Use)

PARK NATIONAL BANK, 801 N. Clark St., Chicago, Illinois, a corporation of Illinois, duly authorized to accept and execute and execute and execute within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 14th day of January in the year 2008 and known as Trust number 32520

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto

PIN: 17-09-237-019-1110; 17-09-237-019-1232; 17-09-237-019-1258

ADDRESS(ES) OF REAL ESTATE: 20 J W GRAND, UNITS 2202, P15, SL1, CHICAGO, ILLINOIS 60610

Dated in a 23 nd day of January, 2008

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, Grantor has caused its name to be signed the date and year first above written

Grand Wells Development, LLC
Orleans Grand, LLC, managing member

Mark Sutherland, managing member

STATE OF ILLINOIS

) SS

COUNTY OF COOK

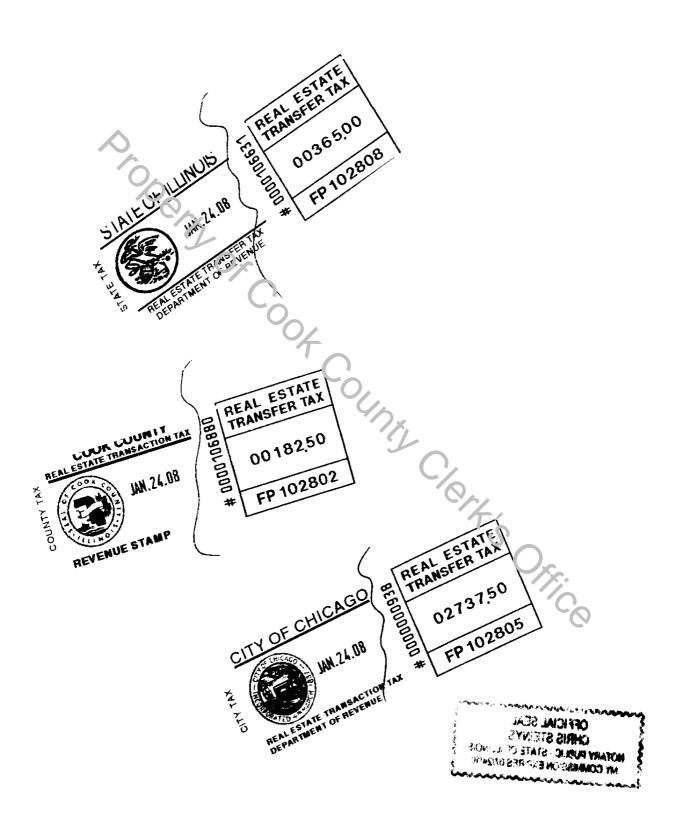
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREP'T CERTIFY that Mark Sutherland and Alex Pearsall, as managing members of Orleans Grand, LLC, the managing member of Grand Wells Development, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
CHRIS STEINYS
NOTARY PUBLIC - STATE OF ILLINOIS
NOTARY PUBLIC - STATE OF ILLINOIS
NOTARY PUBLIC - STATE OF ILLINOIS

Chris steiny

Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois 60602

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBERS 2202, P15, AND SL1 IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6 IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT, LLC DATED APRIL 17, 2001 AND RECORDED APRIL 23, 2001 AS DOCUMENT NO. 0010327821, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PLRCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENT'S RECORDED AS DOCUMENT NUMBER 0416834047.

Together with all and singular the ne editaments 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 whatsor ver, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

This conveyance is made and subject to the following: Settlement Agreement with Michael Polsky.

There are no Tenants in the Unit with the right of first refi sa).

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 bene it of said property set forth in the Declaration of Condominium, aforesaid, 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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, any ning whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, one same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration, including all amendments and exhibits attached thereto;
- 3. Public and utility easements;
- 4 Covenants, conditions, restrictions of record as to use and occupancy;
- 5 Applicable zoning and building laws, ordinances and restrictions;
- 6 Roads and highways, if any;
- 7 Provisions of the Condominium Property Act of Illinois;
- 8 Installments due after the date of closing of assessments established pursuant to the Declaration;
- 9. Grantee's mortgage, and
- 10. acts done or suffered by the Grantee

PIN: 17-09-237-019-1110; 17-09-237-019-1232; 17-09-237-019-1258

ADDRESS(ES) OF REAL ESTATE: 200 W. GRAND, UNITS 2202, P15, SL1, CHICAGO, ILLINOIS 60610