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Doc#: 0803741075 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/06/2008 12:23 PM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY

4

1/7/08

*2016443MIC & Avery*

MAIL TO:  
Ami J. Oseid  
POWERS & OSEID, LTD.  
19 S. LaSalle Street, Suite 902  
Chicago, Illinois 60603

NAME/ADDRESS OF TAXPAYER:  
David Fitzgerald & Rory Cullen  
2150 W. North Avenue  
Unit 11  
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 DAVID FITZGERALD & RORY CULLEN, 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)

*J.S.*

Commonly Known As: Unit 11, 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 4th day of January, 2008.

ASSOCIATION HOUSE DEVELOPERS LLC,  
an Illinois limited liability company

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

By: X *[Signature]*  
Krysztof Karbowski, Its President

City of Chicago  
Dept. of Revenue  
543162  
Real Estate Transfer Stamp  
\$3,071.25  
02/05/2008 10:36 Batch 14879 42



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## EXHIBIT "A"

### Parcel 1:

Unit 11 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-5**, a limited common element, as delineated on the survey attached to the Declaration of aforesaid recorded as Document No. 0728215078.

Permanent Index Number: 14-31-331-015-0000 [undivided; affects other land]

Common Address: Unit 11, 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.