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Cook County Recorder

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This Document Prepared By:

Michael Bench

American Invsco, Ltd.

1030 North Clark Street, #300

Chicago, Illinois 60610

09045693

Address of Real Estate:

111 East Chestnut Street

Unit 46E

Chicago, Illinois 60611

WARRANTY DEED

The GRANTOK, CHESTNUT STREET HOLDINGS, LLC, a Delaware limited liability company, 505 North Lake Shore Drive, Suite 214, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other goods and valuable considerations in hand paid, does hereby Convey and Warranto the GRANTEE,

Edward G. Hartigan & Louise M. Hartigan

having an address of III E CHEST NUT CHICAGO IL GOGII the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER(S) 41-34 IN THE 111 EAST CHESTNUT GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 2*, 2A, 2A*, 2B, 2C, 2D, 2E, 2G, 2H*, 2I*, 2J*, 2K* AND 2L* IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FPACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRL PROCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXMISIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09.19*114; TOGETHER WITH EACH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE GRANT OF EASEMENTS RELATING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS, RECCRUFD DECEMBER 22, 1994 AS DOCUMENT 04074562 MADE BY LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBER 118065 OVER AND UPON PROPERTY DESCRIBED THEREIN.

P.I.N. #:

17-03-225-047; 17-03-225-050; 17-03-225-051; 17-03-225-056; 17-03-225-057; 17-03-225-058; 17-03-225-063; 17-03-225-072; 17-03-225-073; 17-03-225-074; 17-03-225-075; AND 17-03-225-076 (AFFECT THE PROPERTY IN QUESTION AND OTHER PROPERTY)

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, IT SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN."

BOX 333

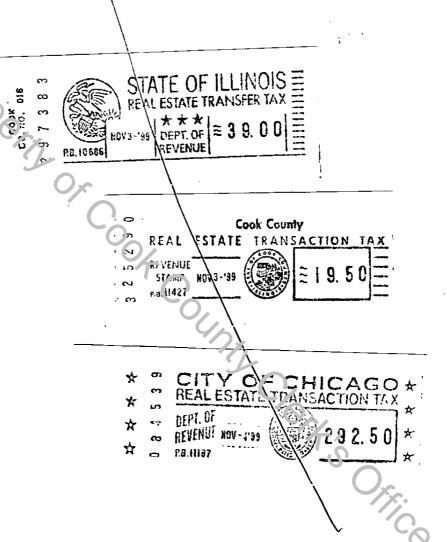
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Marie Carlos Car

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"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."

General real estate taxes not yet due and payable at the time of closing; special Subject to: taxes or assessments for improvements not yet completed after the Contract Date; building line, use or occupancy restrictions, conditions or covenants of record; zoning laws or ordinances

which conform to the present usage of the Premises; public and utility easements which serve the Premises; public roads and highways, if any; all rights, easements, restrictions, conditions and reservations of record or contained in the declaration and a reservation by the 111 East Chestnut Condominium Association (the "Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; provisions of the Condominium Property Act of Illinois (the "Act"); acts done or suffered by Buyer, or any claiming, by, through, or under Buyer; and liens and other matters as to which the title insurant commits to insure Buyer against loss or damage, hereby releasing and walving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Fremises forever.		
TATED this 6th	day of	1999.
CHESTNUT STREET HOLDINGS, LLC, a Delaware limited liability company		
BY:	111 East Ches an Illinois cor	tnut Consultants, Inc., poration, its managing member
	BY: NAME:	Steven E. Gouletas
State of Illinois County of <u>Cook</u>	IYS:	President
I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven E. (c) letas of 111 East Chestnut Consultants, Inc., being a member of Chestnut Street Holdings, LLC, 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 acknowledge that he signed, sealed and delivered said instrument as his resumd voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability company, for the uses and purposes therein set 10 th.		
Given under my hand and notarial s "OFFICIAL SEAL" MARY BETH STAMOS NOTARY PUBLIC, STATE OF ILLINOIS COMMISSION EXPIRES 7/1/99	eal this <u>(A</u>	My Ram Stamo
After recording please mail to	ì	Please send subsequent tax bills to:
1080 8 CONRAGEAUS DR. INDIANAPOUS, IN: 46236		
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