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916 0003 05 001 Page 1 of 3
1999-11-18 10:52:17
Cook County Recorder 25.00



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



PROPERTY OF COOK COUNTY CLERK'S OFFICE

MO abas 7843408 SKD

THE GRANTOR, SBR Enterprises, Inc., an Illinois Corporation, a corporation created 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 and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Ian Fielding, a single man

(GRANTEE'S ADDRESS) 1411 W Farragut Unit #1, Chicago, Illinois 60640

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

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.

Permanent Real Estate Index Number(s): 14-08-124-047-0000
Address(es) of Real Estate: 1411 W Farragut, Unit #1, Chicago, Illinois 60640
S-1 & S-2

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 16th day of November, 1999.

SBR Enterprises, Inc., an Illinois Corporation

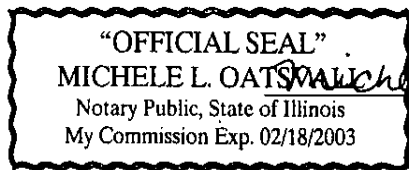
By Jeffrey Grinspoon
President

Attest Jeffrey Grinspoon
Secretary

BOX 333

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Jeffrey Grinspoon, personally known to me to be the President of the SBR Enterprises, Inc., an Illinois Corporation, and Jeffrey Grinspoon, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Jeffrey Grinspoon and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of November 1999



Michele L. Oatswall (Notary Public)

Prepared By: Jeffrey Sanchez
55 W Monroe, Ste 3950
Chicago, Illinois 60603

Mail To:
Carmel York
55 W Monroe, Ste 3950
Chicago, Illinois 60603

Name & Address of Taxpayer:
Ian Fielding
1411 W Farragut, Unit #1
Chicago, Illinois 60640

COOK CO. NO. 016
118850
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 17 '99
DEPT. OF REVENUE
134.50
PB. 10776

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV 17 '99
PB. 11424
67.25

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 17 '99
PB. 11155
900.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE NOV 17 '99
PB. 11155
108.75

PARCEL 1:

UNIT NUMBER 5224-1, IN THE GLENWOOD CROSSING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 AND THE NORTH 6 FEET OF LOT 2 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S. H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20 BOTH INCLUSIVE, IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 11-15-99 AS DOCUMENT NUMBER 09072009 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-1&S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER

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, 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.

The 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.

The Tenant of Unit 1411-1 has waived or has failed to exercise the right of first refusal.