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DEED OF CONVEYANCE

WARRANTY DEED ILLINOIS STATUTORY

THIS AGREEMENT

Made this 25th day of March, 2009, between 2200 W. Madison Group, LLC an Illinois Limited Liability Company 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, party of the first Part, and Carl Ibarra, a 5129 10 man, Party of the second part,



Doc#: 0909848020 Fee: \$40.00 tugene "Gene" Moore BHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 04/08/2009 08:58 AM Pg: 1 of 3

WITNESSETH, That the party of the first part, for and in consideration of TEN & 00/100 Dollars, and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all interest in the following described Real Estate situated in the County of Cook, in the State of h inois, to wit:

See legal description in Exhibit A, attached hereto and made part hereof.

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 cas ments 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 party of the first part, for itself, and its successes, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim same, by through or under it, subject to: (1) general real estate taxes not due or payable at the time of closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) party wall agreements, if any; (6) encroachments (provided such do not materially adversely affect the intended use of the Unit); (7) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from time to time; (8) the Condominium Property Act of Illinois (the "Act"); (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (10) installments due after closing for assessments levied pursuant to the Declaration.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

Permanent Index Number(s): 17-07-329-028-0000; 17-07-329-029-0000; 17-07-329-030-0000; 17-07-329-031-0000; 17-07-329-032-0000; 17-07-329-033-0000; 17-07-329-034-0000

Property Address: 2234 W. Madison, Unit 301 and LCE 5, PSU-11, Chicago, Illinois 60612

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.



2200 West Madison Group, LLC, an Illinois Limited Liability Company

By:

Name: John Luce Its: Member Manager

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigner. Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the Member Manager of 2200 West Madison Group, LLC personally known to me to be the same person(s) whose name(c) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that the signed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth

day of March, 2009

Prepared By:

Economopoulos & Associates, P.C

17 N. Wabash Ave. Suite 660

Chicago, IL 60602

Mail To:

Carl I Garra 2234 W. Madison, Unit 301

Chicago, Th. 60612 Name & Address of Taxpayer:

Carl Ibarra

2234 W. Madison, Unit 301

Chicago, Illinois 60612

City of Chicago

Dept. of Revenue

575530

03/30/2009 16:25

Real Estate Transfer Stamp

\$2,215.50

Patch 13648

STATE OF ILLINOIS



MAR.30.09

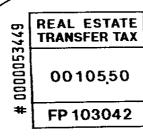
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0021100

FP 103037

COOK COUNT





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EXHIBIT A

PARCEL 1:

UNIT 2234-301, and LCE-5 IN 2200 WEST MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14TH, 1853, AS DOCUMENT NUMBER 39021, AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864, AS DOCUMENT NUMBER 89932, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

UNIT PSU-11 IN 2200 WEST MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SUITHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14TH, 1853, AS DOCUMENT NUMBER 39021, AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864, AS DOCUMENT NUMBER 65232, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0824239056 TOGETHER WITH ITS PERCENTAGE IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS