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Z	CORPORATE WARRANTY DEED	
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d	(Corporation to Individual)	THE RESIDENCE OF THE PARTY OF T
16	THIS DEED, made as of this <u>21st</u> day of <u>May</u> , 2009, between 44TH AND BERKLEY DEVELOPMENT, LLC, an	Ø914812126D
Schurze	Illinois limited liability company, duly authorized to transact business in the State of Illinois, having an address of 4355 North Ravenswood, Chicago, Illinois 60613 ("Grantor"), and	Doc#: 0914812126 Fee: \$62.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/28/2009 01:21 PM Pg: 1 of 3
/CFC/	("Grantee") WITNESSETH, that the Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby askrowledged, by these presents conveys and warrants unto the Grantee, the following described Real Estate	
Ĭ	situated in the County of Cook. State of Illinois, to wit:	
>		
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Ó	Chi cago, IL 60653 Permanent Real Estate Index Number: 20-02-308-025-0000	
	20-02-3(8-026-0000 Subject to taxes not yet due and payable and all easements, covenants easements and the provisions of the attached rider.	and restrictions of record, public and utility
	IN WITNESS WHEREOF, Grantor has executed this Corporate Warr written.	
	44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company	Clarks
	By: Ibrahim M. Shihadeh, Manager	TS
	This instrument was prepared by Upon recording mail to: J. Joseph Little, Esq. 221 N. LaSaile One East Wacker Drive #2222 Sutul S8 Chicago, Illinois 60601	Send subsequent tay bills to:
	State of Illinois, County of Cook, SS. I, the undersigned, a Notary Pudo hereby certify that Ibrahim M. Shihadeh, the Manager of 44TH A Illinois limited liability company, who is personally known to me to be	ND BERKLEY DEVELOPMENT, LLC, an

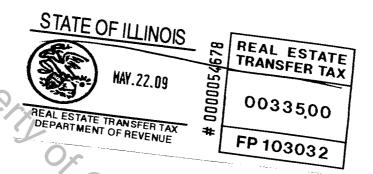
to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as the Manager pursuant to authority given by the Board of Directors of said limited liability company voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

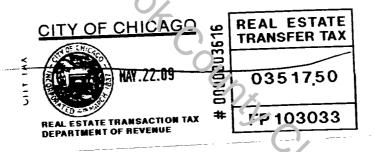
Given under my hand and official seal, this __21st day of

Commission Expires: 5-22-2012

OFFICIAL SEAL LUCILLE ANN LITTLE **NOTARY PUBLIC, STATE OF ILLINOIS** MY COMMISSION EXPIRES 5-22-2012

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LEGAL DESCRIPTION RIDER

PARCEL 1:

UNIT NO. 4453-1 IN THE BERKELEY SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN HUTCHINGSON'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GARAGE UNIT NO. GU-3 IN THE BERKELEY SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN HUTCHINGSON'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIR) PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717115120; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 4453-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

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 BEN'IT OF SAID UNIT 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 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.

Property Addresses: 4453 South Berkeley Avenue #1; GU-3

Chicago, Illinois 60653

Permanent Index Numbers: 20-02-308-025-0000

20-02-308-026-0000

20-02-308-027-0000