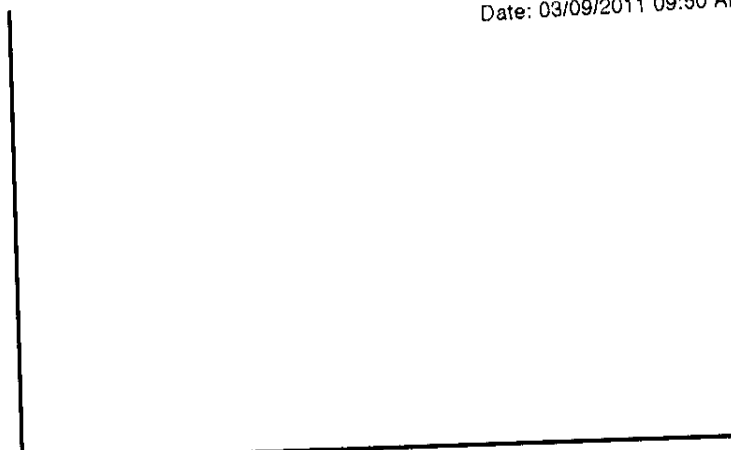




Doc#: 1106849013 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/09/2011 09:50 AM Pg: 1 of 5

**WARRANTY DEED
ILLINOIS STATUTORY**



BW10-13138 10F1 CMTY

THE GRANTOR, William Weaver, a married man, of the City of Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to F&S Ventures, LLC., of the City of Schaumburg, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached.

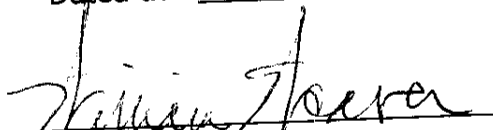
SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the second installment of year 2009 and subsequent years.

This property is not subject to the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-09-222-020-1011

Address of Real Estate: 630 N. Franklin St. Unit# 520, Chicago, IL. 60610

Dated this 25 day of FEBRUARY, 2011.


William Weaver

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Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173

UNOFFICIAL COPY**EXHIBIT "A"**

UNIT 520 IN THE 630 N. FRANKLIN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 12 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 14, 15, 16 AND 17 IN MARTIN'S SUBDIVISION OF THE WEST PART OF BLOCK 12 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO ALL TAKEN AS A TRACT IN THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: (EXCEPTION 1) THAT PART LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.27' CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.93' CHICAGO CITY DATUM COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 26 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO;

**THENCE SOUTH 89 DEGREES 28 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 26 FOR A DISTANCE OF 1.19 FEET;
 THENCE NORTH 00 DEGREES 31 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 0.60 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 00 DEGREES 22 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 6.00 FEET;
 THENCE SOUTH 89 DEGREES 30 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 0.40 FEET;
 THENCE NORTH 00 DEGREES 22 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 35.49 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 8.16 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 2.55 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 2.10 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 2.55 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 23.88 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 3.12 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 2.05 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 3.12 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 12.10 FEET;**

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THENCE SOUTH 00 DEGREES 22 MINUTES 59 SECONDS EAST FOR A DISTANCE
 OF 5.99 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS WEST FOR A DISTANCE
 OF 5.97 FEET;
 THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST FOR A DISTANCE
 OF 2.13 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE
 OF 20.89 FEET;
 THENCE NORTH 00 DEGREES 22 MINUTES 56 SECONDS WEST FOR A DISTANCE
 OF 2.05 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 31 SECONDS WEST FOR A DISTANCE
 OF 6.60 FEET;
 THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST FOR A DISTANCE
 OF 4.92 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS WEST FOR A DISTANCE
 OF 18.59 FEET;
 THENCE NORTH 00 DEGREES 22 MINUTES 57 SECONDS WEST FOR A DISTANCE
 OF 8.63 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 29 SECONDS WEST FOR A DISTANCE
 OF 17.58 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 50 SECONDS WEST FOR A DISTANCE
 OF 2.90 FEET;
 THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS WEST FOR A DISTANCE
 OF 19.20 FEET;
 THENCE SOUTH 00 DEGREES 24 MINUTES 05 SECONDS EAST FOR A DISTANCE
 OF 8.96 FEET;
 THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS WEST FOR A DISTANCE
 OF 20.27 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 55 SECONDS EAST FOR A DISTANCE
 OF 3.43 FEET;
 THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS WEST FOR A DISTANCE
 OF 1.50 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 53 SECONDS WEST FOR A DISTANCE
 OF 3.79 FEET;
 THENCE SOUTH 89 DEGREES 17 MINUTES 15 SECONDS WEST FOR A DISTANCE
 OF 23.87 FEET;
 THENCE NORTH 00 DEGREES 24 MINUTES 19 SECONDS WEST FOR A DISTANCE
 OF 10.18 FEET;
 THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS WEST FOR A DISTANCE
 OF 5.16 FEET;
 THENCE NORTH 00 DEGREES 30 MINUTES 18 SECONDS WEST FOR A DISTANCE
 OF 44.94 FEET;
 THENCE SOUTH 89 DEGREES 29 MINUTES 32 SECONDS WEST FOR A DISTANCE
 OF 36.80 FEET;
 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE
 OF 3.54 FEET;
 THENCE SOUTH 89 DEGREES 26 MINUTES 18 SECONDS WEST FOR A DISTANCE
 OF 14.58 FEET;
 THENCE SOUTH 00 DEGREES 24 MINUTES 01 SECONDS EAST FOR A DISTANCE
 OF 80.74 FEET;

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THENCE NORTH 89 DEGREES 26 MINUTES 20 SECONDS EAST FOR A DISTANCE
 OF 13.11 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 46 SECONDS WEST FOR A DISTANCE
 OF 4.52 FEET;
 THENCE NORTH 89 DEGREES 26 MINUTES 25 SECONDS EAST FOR A DISTANCE
 OF 1.50 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 53 SECONDS EAST FOR A DISTANCE
 OF 16.24 FEET;
 THENCE SOUTH 89 DEGREES 26 MINUTES 26 SECONDS WEST FOR A DISTANCE
 OF 1.20 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST FOR A DISTANCE
 OF 2.47 FEET;
 THENCE SOUTH 89 DEGREES 28 MINUTES 26 SECONDS WEST FOR A DISTANCE
 OF 3.35 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST FOR A DISTANCE
 OF 4.72 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE
 OF 57.07 FEET;
 THENCE NORTH 00 DEGREES 28 MINUTES 33 SECONDS WEST FOR A DISTANCE
 OF 3.85 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE
 OF 725 FEET;
 THENCE SOUTH 00 DEGREES 28 MINUTES 33 SECONDS EAST FOR A DISTANCE
 OF 3.85 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS EAST FOR A DISTANCE
 OF 54.32 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST FOR A DISTANCE
 OF 3.80 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 31 SECONDS EAST FOR A DISTANCE
 OF 7.25 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 51 SECONDS EAST FOR A DISTANCE
 OF 3.80 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE
 OF 54.20 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 59 SECONDS WEST FOR A DISTANCE
 OF 3.85 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 33 SECONDS EAST FOR A DISTANCE
 OF 7.20 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 33 SECONDS EAST FOR A DISTANCE
 OF 3.85 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE
 OF 42.43 FEET TO THE POINT OF BEGINNING;
 ALSO EXCEPT (EXCEPTION 2) THAT PART LYING ABOVE A HORIZONTAL
 PLANE HAVING AN
 ELEVATION OF +79.01' CHICAGO CITY DATUM, ALL IN COOK COUNTY,
 ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF
 CONDOMINIUM RECORDED AS DOCUMENT 0529303035, TOGETHER WITH AN
 UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.