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WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL, JOINT TENANCY

THE GRANTOR, VMS/MCL DEARBORN PARK II VENTURE, AN ILLINOIS JOINT VENTURE

a partnership 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 the sum of TEN (\$10.00) and 00/100 ----- DOLLARS, in hand paid, and pursuant to authority given by the General Partners of partnership, CONVEYS AND WARRANTS TO FRANK FAZIO AND CARMEL A. FAZIO, 525 S. DEARBORN, CHICAGO, ILLINOIS 60605

15.00

(NAME AND ADDRESS OF GRANTERS)

not in TENANCY IN COMMON, but in JOINT TENANCY, the following described Real Estate, situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION AND EXCEPTIONS TO WARRANTY ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Permanent Real Estate Index Number (H) 17-21-210-026, 028, 032 AND 082
Address (es) of Real Estate: 1465 SOUTH CLARK, CHICAGO, ILLINOIS 60605

In Witness Whereof, said Grantor has caused for its General Partner, DEARBORN PRATRIE HOMES CORPORATION, a Illinois corporation to hereto affix its seal, and has caused its name to be signed to these presents by DANIEL E. MCLEAN, its President and attested by its Mark Newton, its Secretary, this 15TH day of DECEMBER, 1989.

VMS/ MCL DEARBORN PARK II, AN ILLINOIS JOINT VENTURE
(Name of Partnership)

IMPRESS

By: DEARBORN PRATRIE HOMES CORPORATION, its General Partner

By: *Daniel E. McLean*
Daniel E. McLean, President

Attest: *Mark Newton*
Mark Newton, Secretary

CORPORATE SEAL
HERE

State of Illinois, County of ----- ss. I, the undersigned, Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of DEARBORN PRATRIE HOMES CORPORATION,

and ----- personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority 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.

IMPRESS

NOTARIAL SEAL

OFFICIAL SEAL
Francine Whalum
Notary Public, State of Illinois
My Commission Expires 9/15/1992

Given under my hand and official seal, this 15TH day of DECEMBER, 1989

Francine Whalum
Notary Public

My Commission Expires 9-15, 1992

This Instrument was prepared by D'Ancona & Placum, Mr. David Grossberg, 30 N. LaSalle St., Chicago, Ill.

BOX 333-GG

Mail to: PETER N. SILVESTRI
2912 N. Elm St.
Elmwood Plk, IL 60635

Send subsequent Tax Bill To:
FRANK FAZIO AND CARMEL A. FAZIO
1465 S. CLARK STREET
CHICAGO, ILLINOIS 60605

Box 333

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
1246.00


033357
REAL ESTATE TRANSACTION TAX
123.00

149-516-14-2L 0562441


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Property of Cook County Clerk's Office

★ 001771 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 29 '08 ★
★ PR. 11187 ★

	922.50
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★ 001772 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE DEC 29 '08 ★
★ PR. 11187 ★

	922.50
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COOK COUNTY, ILLINOIS

NOV 23 3 23

2608

896222608

PARCEL 1: THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2 BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 295.24 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00' 00" EAST 62.43 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST 32.87 FEET THENCE SOUTH 00 DEGREES 00' 00" WEST 32.56 FEET; THENCE SOUTH 45 DEGREES 13' 03" WEST 30.99 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 126.44 FEET THENCE SOUTH 45 DEGREES 00' 00" WEST 7.07 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 58.67 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 86.16 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 00' 00" EAST ALONG SAID WEST LINE 209.08 FEET TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT PART THEREOF LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE WEST LINE THEREOF THROUGH A POINT THEREIN 22.33 FEET NORTH OF THE SOUTHWEST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES INCLUDING WATER, GAS AND DRAINAGE THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2 BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK, 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00' 00" EAST PERPENDICULAR THERETO FOR A DISTANCE OF 189.83 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES 00' 18" EAST ALONG SAID EAST LINE 14.50 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 57.20 FEET; THENCE NORTH 45 DEGREES 00' 00" WEST 7.07 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST 124.97 FEET; THENCE NORTH 34 DEGREES 37' 01" WEST 28.16 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST 39.31 FEET; THENCE NORTH 45 DEGREES 00' 00" EAST 20.68 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST 64.04 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 00 DEGREES 00' 18" EAST 22.76 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 63.51 FEET; THENCE NORTH 45 DEGREES 00' 00" WEST 21.57 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST 37.22 FEET; THENCE NORTH 33 DEGREES 10' 17" EAST 25.59 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST 37.12 FEET; THENCE NORTH 45 DEGREES 00' 00" EAST 14.14 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST 55.06 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 90 DEGREES 00' 18" EAST ALONG SAID EAST LINE 14.0 FEET TO A LINE DRAWN PERPENDICULAR TO THE WEST LINE THEREOF THROUGH A POINT THEREIN 456.25 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 90 DEGREES 00' 00" WEST ALONG SAID PERPENDICULAR LINE 190.76 FEET TO SAID POINT ON THE WEST LINE THEREOF 456.25 FEET NORTH OF THE SOUTHWEST CORNER; THENCE SOUTH 00 DEGREES 00' 00" WEST ALONG SAID WEST LINE 14.0 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST 55.67 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST 14.14 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 62.26 FEET; THENCE SOUTH 54 DEGREES 02' 19" EAST 24.71 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 32.0 FEET; THENCE SOUTH 45 DEGREES 00' 00" WEST 32.87 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 62.42 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 319.24 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00' 00" WEST ALONG SAID WEST LINE 24.0 FEET; THENCE NORTH 90 DEGREES 00' 00" EAST 62.43 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST 32.87 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST 32.56 FEET; THENCE SOUTH 45 DEGREES 13' 03" WEST 30.99 FEET THENCE SOUTH 00 DEGREES 00' 00" WEST 126.44 FEET; THENCE SOUTH 45 DEGREES 00' 00" WEST 7.07 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST 58.67 FEET TO A POINT IN THE WEST LINE OF BLOCK 7 AFORESAID 86.16 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 00' 00" WEST ALONG SAID WEST LINE 14.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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SUBJECT TO:

GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES;

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DEARBORN PARK II ROWHOUSE OWNER'S ASSOCIATION; (THE "DECLARATION");

UTILITY EASEMENTS OF RECORD;

Property of Cook County Clerk's Office

89622608