



WARRANTY DEED

THE GRANTOR, MICHAEL MAHER of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/00 DOLLARS (\$135,000.00) in hand paid, CONVEYS and WARRANTS to PATRICIA GERAGHTY, a single woman, the following described Real Estate situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to wit:

UNIT 709 AND PARKING SPACE 05 IN THE HABERDASHER SQUARE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE AFORESAID PROPERTY OR ADJOINING PROPERTY TO MAINTAIN CAISSONS AS CREATED BY GRANTS RECORDED AS DOCUMENT NUMBERS 14340051 AND 14350991 AND WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95892605, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELLMENTS, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises SUBJECT TO the matters set forth in Exhibit A.

Permanent Index Number (PIN): 17-16-110-025-1068 and 17-16-110-025-1427.
Address of Real Estate: 728 West Jackson, Unit 709, Chicago, Illinois 60606.

DATED this 13th day of May, 1999.

MICHAEL MAHER

1072 #78-04-658-02
LKH

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State of Illinois }
 } SS
County of Cook }

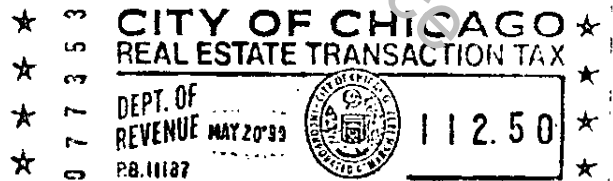
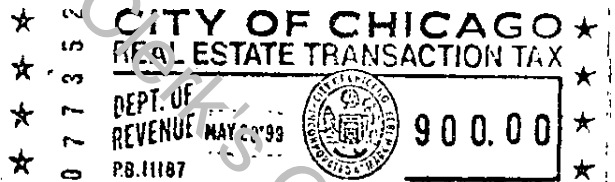
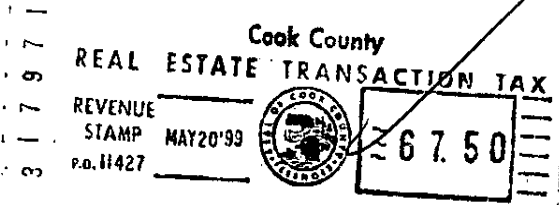
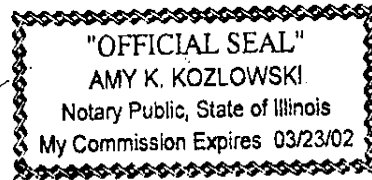
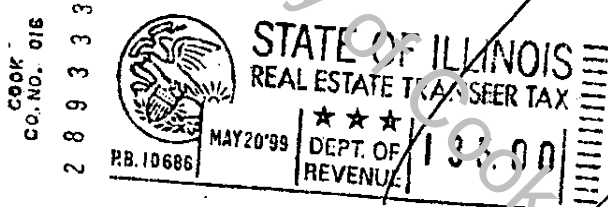
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL MAHER personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of May, 1999.

My commission expires

March 23, 2002

Amy K. Kozlowski
NOTARY PUBLIC



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EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for 1998 and subsequent years.
2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded December 22, 1995 as Document No. 95892605, as amended from time to time, and limitations and conditions imposed by the condominium property act.
3. Encroachment of the east face of brick bays or piers located mainly on the land onto the sidewalk property east and adjoining by varying amounts beginning with 0.04 feet on the north to 0.03 feet on the south as shown on the plat of survey number 94971-Y, prepared by Paul Misturak of Certified Survey Company dated June 12, 1994 and revised February 21, 1995.
4. The developer has reserved the right to add additional property to that which has been submitted to the Illinois Condominium Property Act by Declaration recorded as Document Number 95892605 and, in the event of any such addition, to reallocate percentage interest in the common elements.
5. Acts of Grantee or anyone acting by, through or under Grantee.

THIS INSTRUMENT WAS PREPARED BY

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MAIL TO:

Michelle A. Laiss, Esq.
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SEND SUBSEQUENT TAX BILLS TO:

Patricia Geraghty
Unit 709
728 West Jackson
Chicago, Illinois 60606

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