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WARRANTY DEED

6047/0172 04 001, Page 1 of 2
1999-06-30 10:31:33
Cook County Recorder 23.50

TR Southport Partners, L.P., an Illinois limited partnership, duly authorized to transact business in the State of Illinois (herein, "Grantor"), with its principal office at 3030 Arbor Lane, Suite 202, Northfield, Illinois 60093, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is



hereby acknowledged, CONVEYS and WARRANTS to **Darren Schwartz and Lena P. Schwartz**, husband and wire, (herein, the "Grantee") residing at 1445 West Belden #D, Chicago, Illinois 60614, not as joint conants or tenants in common, but as tenants by the entirety, all the following described Real Estate squated in the County of Cook, State of Illinois, to wit:

Parcel 1: **Unit 202** in the 2135 N. Southport Condominium as delineated on a survey of the following described land: Lots 13 and 14 in Resubdivision of Sub-Block 12 in Subdivision of Block 13 of Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is an exhibit to the Declaration of Condominium recorded on May 5, 1998 as Document No. 98368610 together with its individual percentage of ownership in the common elements.



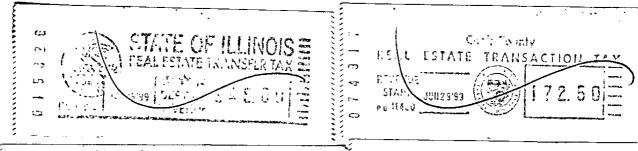
Parcel 2: The exclusive right to the use of parking space P-10, a limited common element, as set forth in the Declaration of Condominium, aforesaid.

TO HAVE AND TO HOLD the said Real Estate forever, SUSJECT TO:

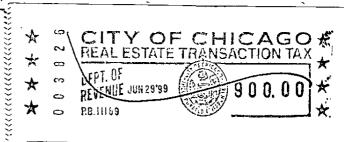
Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by through or under Grantee; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefor; and Grantee's mortgage, if any.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for 2135 N. Southport Condominium Association (the "Declaration"), 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 rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

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Grantor reserves to itself and its beneficiary, and their successors and assigns, and Grantee hereby grants to Grantor, the right to repurchase the Real Estate provided in paragraph 21(b) of the Real Estate Contract dated April 2, 1999 (date of acceptance April 3, 1999) between Grantor and Grantee (the "Real Estate Contract"). The right of repurchase herein reserved by Grantor (i) is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the Real Estate and (ii) shall expire upon the second anniversary of the date of recording of this deed.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 28th day of June, 1999.

TR SOUTHPORT PARTNERS, L.P., an Illinois limited partnership

By: Roszak/ADC, L.L.C., an Illinois limited liability company, its general partner

By: HOWEN A WOMEN

Thomas A. Roszak, Member

Permanent Index Numbers: 14-32-124-006 and 14-32-124-007 (affects the Unit and the

Common Elements).

Address of Real Estate:

2135 N. Southcort, Unit #202, Chicago, Illinois 60614

This instrument was prepared by:

Bruce K. Huvard

630 Dundee Road, Ste 120

Northbrook, IL 60062

Upon recording mail to:

David H. Sacks

One IBM Plaza, Suite 3000

Chicago, IL 60611

Send subsequent tax bills to: TR Southport Partners, L.P.

3030 Arbor Lane, Ste 202

Northfield, IL 60093

State of Illinois

) SS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEFLEB 'CERTIFY that Thomas A. Roszak, personally known by 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 acts for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of June, 1999.

Commission Expires: 8/17/2002

Notary Public

"OFFICIAL SEAL" NEIL S. AMENT

Notary Public, State of Illinois

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