

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

GARY S. BENSON - ATTORNEY

2615 N. SHEFFIELD AVE

CHICAGO IL 60614

NAME & ADDRESS OF TAXPAYER:

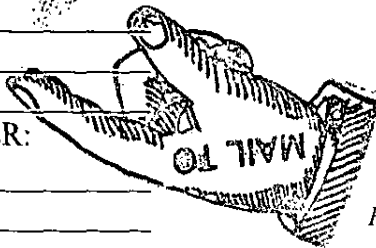
MICHAEL FLEMING

5340 N. LOWELL #504

CHICAGO IL 60630



99248827



RECORDER'S STAMP

THE GRANTOR, RIVER'S EDGE, L.L.C., a limited liability company 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 and 00/100 dollars, in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and WARRANTS to:

**MICHAEL J. FLEMING and KATHLEEN F. ARGENTINO, as joint tenants,
With the right of survivorship, but not as tenants in common
5615 N. Richmond, Chicago, IL 60659**

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 4-504 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER'S EDGE CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95803644 AND AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 BENEFIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P4-24 AND STORAGE SPACE NUMBER S4-24, AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Permanent Real Estate Index Number(s): 13-10-200-015-0000

Address of Real Estate: 5340 N. Lowell Avenue, Chicago, IL 60630

SAS - A DIVISION OF INTERCOUNTY
S155645I
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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 5th day of March, 1999.

RIVER'S EDGE, L.L.C.

By: Norwood Builders, Inc., its Manager

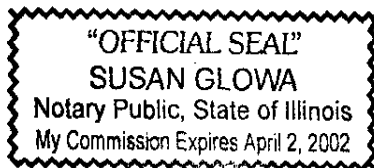
By: Susan J. Smith
Vice-President

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 Susan J. Smith personally known to me to be the Vice-President of Norwood Builders, Inc., the Manager of River's Edge, L.L.C., and 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 as such Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of River's Edge, L.L.C., purposes therein set forth.

Given under my hand and notarial seal this 5th day of March, 1999.

Susan Glowa
Notary Public



CITY OF CHICAGO
TRANSFER STAMP

REAL ESTATE TRANSFER TAX	00227.50	FP326700
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5090000000 #

This instrument was prepared by James R. Duerr, 7458 N. Harlem Avenue, Chicago, IL

5 ILCS5/3-5020) and:

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

HAR. 11.99

REVENUE STAMP

REAL ESTATE TRANSFER TAX	00113.75	FP326679
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0000000596

STATE OF ILLINOIS

HAR. 11.99

COOK COUNTY

STATE TAX

Property of Cook County Clerk

CITY TAX



CITY OF CHICAGO

MAR. 11.99

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000297

REAL ESTATE TRANSFER TAX	0170625
FP326709	