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0010106997

01/30/08 90 001 Page 1 of 3

2001-02-08 10:51:50

Cook County Recorder

25.50

WARRANTY DEED



0010106997

This Indenture, made this 31st day of January, 2001, between Catherine Boggs ("Grantor"), and Jeffrey L. Davis, an unmarried man, ("Grantee"),

WITNESSETH, that the

Grantor, for and in consideration of the sum of Ten and No/ 100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of whereof is

hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee. FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*** DIVORCED AND NOT SINCE REMARRIED.**

SEE ATTACHED SCHEDULE A

01010037 1042 BL

PIN: 11-30-307-214-1005 and 11-30-307-214-1019

COMMONLY KNOWN AS: 7310 N. Hamilton, Units 201 and P-6, Chicago, IL

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for himself, and his successors, does covenant, promise and agree to and with the Grantee, and his successors, that he has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, and through or under it, subject only to:

(1) general real estate taxes not due and payable at the time of closing; (2) applicable zoning and building laws and ordinances and other ordinances of record, (3) encroachments, if any; (4) acts done or suffered by Grantees or anyone claiming by, and through or under Grantee; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, permits, casements and agreements of record, and (7) liens and other matters of title over which Near North National Insurance Company is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by him for the purposes herein provided on the day and year first above written.


CATHERINE BOGGS

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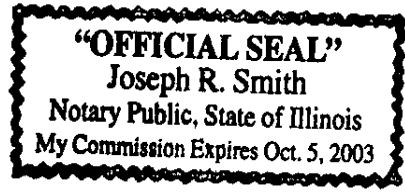
State of Illinois)
)
County of Cook)

I, The Undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Catherine Boggs, personally known to me, did personally appear before me this day and signed and delivered the said instrument.

GIVEN under my hand and seal this 31st day of January, 2001.

Joseph R. Smith
NOTARY PUBLIC

Commission expires _____, 20__.



This Instrument was prepared by:
Jay H. Hildstead Jr.
One N. Franklin St., Suite 650
Chicago, IL 60606

MAIL TO: ~~MAIL TO~~ MARK E. SHERWOOD, ESQ
309 W. WASHINGTON #500
CHICAGO, IL 60606

mail to Bill to:
~~MAIL TO~~ JEFFREY L. DAVIS
7310 N. HAMILTON #201
CHICAGO, IL 60645

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SCHEDULE A


Unit number 201 and P-6, in Hamilton House Condominium, as delineated on a survey of the following described real estate:

Lot 2 and the South 16 2/3 feet of Lot 1 in Block 3 in Congdon's Ridge Addition to Rogers Park, being a subdivision of the South 50 Acres of the South West 1/4 of Section 30 Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 25613931, together with its undivided percentage interest in the common elements in Cook County, Illinois.

CITY OF CHICAGO

CITY TAX



FEB. -8.01


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002223

REAL ESTATE TRANSFER TAX
0065625
FP326675

COOK COUNTY

COUNTY TAX



FEB. -8.01


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000000170

REAL ESTATE TRANSFER TAX
0004375
FP326657

STATE OF ILLINOIS

STATE TAX



FEB. -8.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002407

REAL ESTATE TRANSFER TAX
0008750
FP326703