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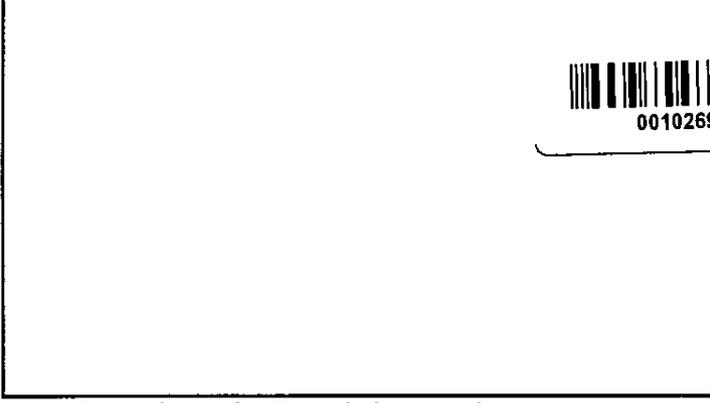
0010269460

2001-04-04 14:25:15
Cook County Recorder 25.50



2029697MAC/RW

WARRANTY DEED



Above Space for Recorder's use only

ALFONSO FERNANDEZ, a single, never married man, whose address is Unit 1E located at 705 West Barry Avenue, Chicago, Illinois 60657 (the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to 705-707 WEST BARRY AVENUE, L.L.C., an Illinois limited liability company, whose address is 2506 North Clark Street Suite 288, Chicago, Illinois 60614 (the "Grantee"), certain real estate situated in the County of Cook and State of Illinois which is legally described on Exhibit A attached hereto (the "Property").

37

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for the second installment of 2000 and subsequent years.

Permanent Real Estate Index Number(s):14-28-107-071-1001.

Address of Real Estate: Unit 1E located at 705 W. Barry Avenue, Chicago, Illinois 60657.

IN WITNESS WHEREOF, the Grantor has caused his name to be signed to these presents on this 3rd day of April, 2001.

City of Chicago
Dept. of Revenue
248054
04/04/2001 13:01 Batch 05085 28



Real Estate
Transfer Stamp
\$2,437.50

Alfonso Fernandez
Alfonso Fernandez

697655.1

FP 326660
0032500
REAL ESTATE
TRANSFER TAX

0000024420
STATE OF ILLINOIS
STATE TAX
APR - 4.01

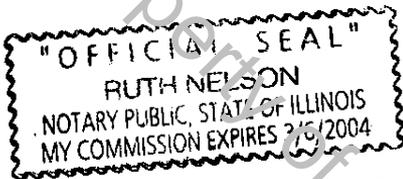
FP 326670
0016250
REAL ESTATE
TRANSFER TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR - 4.01

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ALFONSO FERNANDEZ, 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of April, 2001.



Ruth Nelson

NOTARY PUBLIC

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:



Nicolette L. Brown, Esq.
Shesky & Froelich Ltd.
444 N. Michigan Avenue, Suite 2500
Chicago, Illinois 60611
(312) 836-4027

SEND SUBSEQUENT TAX BILLS TO:
705-707 WEST BARRY AVENUE, L.L.C.
2506 North Clark Street, Suite 288
Chicago, Illinois 60614

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LEGAL DESCRIPTION

UNIT NUMBER 705-1 AS DELINEATED ON THE SURVEY (HEREINAFTER REFERRED TO AS 'SURVEY' OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCELS')):

PARCEL 1:

LOT 29 IN OAK GROVE ADDITION TO CHICAGO, SAID ADDITION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO

PARCEL 2:

THAT PART OF THE NORTH 1/2 OF LOT 1 WHICH LIES WEST OF THE EAST LINE PRODUCED SOUTH OF LOT 29 IN OAK GROVE ADDITION IN BLOCK 4 IN GARDNER AND KNOKE'S SUBDIVISION OF THE 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR 705-707 WEST BARRY CONDOMINIUM (HEREINAFTER REFERRED TO AS 'DECLARATION') MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1959 AND KNOWN AS TRUST NUMBER 41240 AND NOT INDIVIDUALLY, AND RECORDED IN THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22171735, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCELS (EXCEPTING FROM SAID PARCELS ALL THE PROPERTY COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY)

ALSO

PARKING EASEMENT NUMBER 5-P, AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY AND ALL RIGHTS AND EASEMENTS APPURTENANT TO SAID UNIT NUMBER 705-1 AND PARKING EASEMENT NUMBER 5-P AS SET FORTH IN THE DECLARATION, ALL IN COOK COUNTY, ILLINOIS.

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