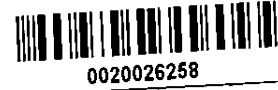


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0020026258

1073/0294 45 001 Page 1 of 4
2002-01-08 12:52:57
Cook County Recorder 27.00

WARRANTY DEED
ILLINOIS STATUTORY



7971427 DIV. 2 Gault Gall

Property of Cook County Clerk's Office

THE GRANTOR, TWG BIRCHWOOD LLC of Cook County, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 1951 BIRCHWOOD, L.L.C., of the City of Chicago, Illinois of the County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

4
MAS

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special government taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments, general real estate taxes for the year 2001 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 11-30-406-028-1001 /
11-30-406-028-1003
11-30-406-028-1004 /

Address of Real Estate: 1949-1 W. Birchwood, Chicago, Illinois
1949-2 and 1951-2 W. Birchwood, Chicago, Illinois

Dated this 4th day of January, 2002.

BOX 333-CTI

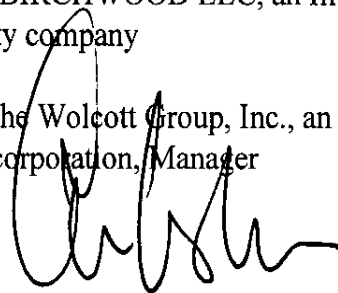
UNOFFICIAL COPY

Property of Cook County Clerk's Office

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TWG BIRCHWOOD LLC, an Illinois limited liability company


By: The Wolcott Group, Inc., an Illinois corporation, Manager



BY: _____
Ari Golson, President

STATE TAX

STATE OF ILLINOIS



JAN.-7.02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020773

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00455.00 |
| FP 102808 |

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN.-7.02


REVENUE STAMP

0000020826

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00227.50 |
| FP 102802 |

CITY TAX

CITY OF CHICAGO



JAN.-7.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010418

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 03412.50 |
| FP 102805 |

Property of Cook County Clerk's Office

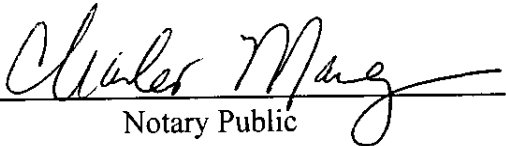
20026258

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ari Golson, President of The Wolcott Group, Inc. personally known to me to be the same person whose name is subscribed to the forgoing 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 4th day of January, 2002.


Notary Public

Prepared By:

Charles D. Mangum, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street
Suite 500
Chicago, Illinois 60606



Mail To:

Gerald M. Newman, Esq.
Schoenberg, Fisher, Newman & Rosenberg, Ltd.
222 South Riverside Plaza, Suite 2100
Chicago, Illinois 60606

Name & Address of Taxpayer:

1951 Birchwood, L.L.C.
P.O. Box 48052
Niles, Illinois 60714

20026258