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0317518119

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/24/2003 01:42 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, BP DEVELOPMENT INCORPORATED, an Illinois corporation, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE CATHERINE O'NEILL, 2525 W. 10th Street, Dallas, Texas, the following described real estate in the County of Cook in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-36-414-033-0000

Address of Real Estate: 2418 W. Moffat, Unit #3, Chicago, Illinois 60647

SUBJECT TO: (i) general real estate taxes for the year 2000 and subsequent years which are not yet due and payable; (ii) covenants, conditions, easements and restrictions of record not violated by existing improvements or their present use thereof which do not interfere with the use and enjoyment of the premises as a condominium residence; (iii) the Declaration, as amended from time to time; (iv) public and utility easements which do not underlie the existing improvements (except sidewalks and driveways) and which do not interfere with the use and enjoyment of the premises as a condominium residence; (v) limitations and conditions imposed by the Illinois Condominium Act; (vi) installments due after Closing for assessments levied pursuant to the Declaration; and (vii) acts done or suffered by Purchaser.

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

Dated this 21st day of May, 2001.

BOX 333-071

STATE TAX
STATE OF ILLINOIS

STATE TAX



JUN. 24. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000051250

**REAL ESTATE
TRANSFER TAX**

0027500

FP 102808

BP DEVELOPMENT INCORPORATED,
an Illinois corporation

By:
Joseph Betancourt, President

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 24. 03

REVENUE STAMP

0000051417

**REAL ESTATE
TRANSFER TAX**

0013750

FP 102802

CITY TAX
CITY OF CHICAGO

CITY TAX



JUN. 24. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002183

**REAL ESTATE
TRANSFER TAX**

0206250

FP 102805

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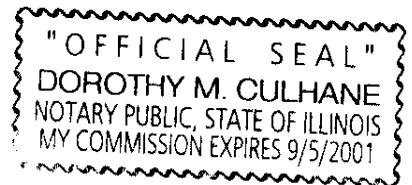
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Betancourt, president of BP Development Incorporated, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the forgoing instrument pursuant to the authority given by the Board of Directors of said corporation, as its free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes set forth.

GIVEN under my hand and official seal this 21st day of May, 2001.

Dorothy M. Culhane
Notary Public.

My commission expires: 9/5/2001



Prepared by: Dorothy M. Culhane, Flynn & Culhane, P.C., One West Superior Street,
Suite 3812, Chicago, Illinois 60610.

Send subsequent tax bills to:

REC'D 05/21/01
2418 W. MOFFAT
UNIT
CHICAGO, IL 60647

Please mail after recording to:

THOMPSON & THOMPSON
14 S. LASALLE ST.
SUITE 302
CHICAGO, IL 60603

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN THE 2418 WEST MOFFAT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 42 AND THE WEST 1/2 OF LOT 43 IN COLEHOUR'S SUBDIVISION OF BLOCK 4 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010313178, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-3 AND STORAGE SPACE NUMBER S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010313178.

Initial Transfer Language:

Grantor also hereby grants to the grantee, its successors and assigns, all 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, aforesaid, 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 though the provisions of said Declaration were recited and stipulated at length herein.