



Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/16/2003 03:22 PM Pg: 1 of 2

18

THIS INSTRUMENT PREPARED BY:

SARA J. McMURRAY
ATTORNEY AT LAW
2536 NORTH LINCOLN
CHICAGO, IL 60614

WARRANTY DEED

THE GRANTOR, LOYOLTON PARTNERS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS unto Bryan R. Schrader, the real estate commonly known as 4630-32 North Beacon, Unit #1C, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

NTC 2048920 *all*

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ADDRESS: 4630-32 North Beacon, Unit #1C, Chicago, Illinois

PTIN: 14-17-108-013-0000, and 14-17-108-018-0000

DATED this 2nd day of July, 2003

LOYOLTON PARTNERS, LLC
By: James R. Hodur (SEAL)
James R. Hodur, Manager

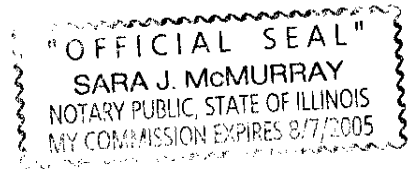
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that James R. Hodur, Manager of LOYOLTON PARTNERS, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day 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.

GIVEN under my hand and notarial seal this 2nd day of July, 2003.

S. J. McMurray
Notary Public

My commission expires: _____



M.G.R. TITLE

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1C IN THE 4630-32 NORTH BEACON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 234 AND THE NORTH 1/2 OF LOT 235 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0314832122, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0314832122.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

MAIL DEED TO:

Peter Anthony Johnson, Esq.
330 N. Wabash
2905
Chicago IL 60611

SEND TAX BILL TO:

Bryan R. Schroeder
4630 N. Beacon
Apt 1C
Chicago, IL 60646

STATE OF ILLINOIS

STATE TAX



JUL. 16.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

Dept. of Revenue
313190

07/16/2003 13:01 Batch 02535 36

0000053723

REAL ESTATE
TRANSFER TAX

00106.00

FP326660

Real Estate
Transfer Stamp
\$795.00

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 16.03

REVENUE STAMP

0000107649

REAL ESTATE
TRANSFER TAX

00053.00

FP326670